

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

06/14/2011

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

GREENVILLE RANCHERIA OF MAIDU INDIANS

* b. Employer/Taxpayer Identification Number (EIN/TIN):

68-0052490

* c. Organizational DUNS:

7802309750000

d. Address:

* Street1:

P.O. Box 279

Street2:

410 Main Street

* City:

Greenville

County/Parish:

Plumas

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95947-2175

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Grace

Middle Name:

E.

* Last Name:

Bush

Suffix:

Title:

Grantwriter-Housing Consultant

Organizational Affiliation:

Greenville Rancheria

* Telephone Number:

530-596-4747

Fax Number:

530-596-4749

* Email:

bushconsulting@thegrid.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

I: Indian/Native American Tribal Government (Federally Recognized)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.862

CFDA Title:

Indian Community Development Block Grant Program

* 12. Funding Opportunity Number:

FR-5500-N-04

* Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages (ICDBG)

13. Competition Identification Number:

ICDBG-04

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

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* 15. Descriptive Title of Applicant's Project:

2011 ICDBG Land Acquisition with Affordable Housing

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2

b. Program/Project

4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

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17. Proposed Project:

* a. Start Date:

10/01/2011

* b. End Date:

11/15/2012

18. Estimated Funding (\$):

* a. Federal	605,000.00
* b. Applicant	5,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	610,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

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21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Grace

Middle Name:

* Last Name:

Bush

Suffix:

* Title:

Grantwriter-Housing Director

* Telephone Number:

530-596-4747

Fax Number:

530-596-4749

* Email:

bushconsulting@thegrid.net

* Signature of Authorized Representative:

Grace Bush

* Date Signed:

06/14/2011

Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Purpose:

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

Instructions for Submitting the Survey

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name:	GREENVILLE RANCHERIA OF MAIDU INDIANS
Applicant's DUNS Name:	7802309750000
Federal Program:	Community Development Block Grant Program for Indian Tribes and Alaska Native Villages
CFDA Number:	14.862

1. Has the applicant ever received a grant or contract from the Federal government?

☒ Yes ☐ No

2. Is the applicant a faith-based organization?

☐ Yes ☒ No

3. Is the applicant a secular organization?

☒ Yes ☐ No

4. Does the applicant have 501(c)(3) status?

☐ Yes ☒ No

5. Is the applicant a local affiliate of a national organization?

☐ Yes ☒ No

6. How many full-time equivalent employees does the applicant have? (Check only one box).

☐ 3 or Fewer ☐ 15-50
☐ 4-5 ☒ 51-100
☐ 6-14 ☐ over 100

7. What is the size of the applicant's annual budget? (Check only one box.)

☐ Less Than \$150,000
☐ \$150,000 - \$299,999
☐ \$300,000 - \$499,999
☐ \$500,000 - \$999,999
☒ \$1,000,000 - \$4,999,999
☐ \$5,000,000 or more

Survey Instructions on Ensuring Equal Opportunity for Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

Paperwork Burden Statement

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to: The Agency Contact listed in this grant application package.

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0011
Expiration Date: 10/31/2012

Applicant/Recipient Information

* Duns Number: 7802309750000

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

GREENVILLE RANCHERIA OF MAIDU INDIANS

* Street1: P.O. Box 279

Street2: 410 Main Street

* City: Greenville

County: Plumas

* State: CA: California

* Zip Code: 95947-2175

* Country: USA: UNITED STATES

* Phone: 530-596-4747

2. Social Security Number or Employer ID Number: 68-0052490

* 3. HUD Program Name:

Indian Community Development Block Grant Program

* 4. Amount of HUD Assistance Requested/Received: \$ 610,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: 2011 Land Acquisition with Affordable Housing

* Street1: to be determined

Street2:

* City: Red Bluff

County: Tehama

* State: CA: California

* Zip Code: 96080-2175

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes

☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☐ Yes

☒ No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

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Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

Add Attachment

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Certification

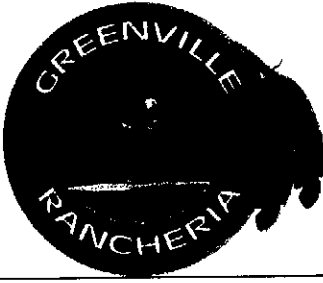
Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation. I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Grace Bush

06/14/2011



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

Resolution No. 06 2011- 8.2

- RESOLUTION:** Authorizing for the Greenville Rancheria to Prepare an Application for the Department of Housing and Urban Development, Office of Native American Programs, Fy'2011 Application for the Community Development Block Grant Program for Indian Tribes and Alaska Native Villages (ICDBG).
- WHEREAS,** The Greenville Rancheria ("Tribe") is a federally recognized Indian Tribe and;
- WHEREAS,** The Greenville Tribal Council ("Council") is the governing body of the Greenville Rancheria; and
- WHEREAS,** The Greenville Rancheria is eligible for all rights and privileges afforded to federally recognized Indian Tribes; and
- WHEREAS,** The Greenville Rancheria is obligated to the Greenville Rancheria tribal members to administer, manage, maintain, modernize, develop and provide affordable housing to the deserving low income Greenville Rancheria tribal members.
- WHEREAS,** The Greenville Rancheria wishes to submit an application to the Department of Housing and Urban Development, Office of Native American Programs, FY'2011 Community Development Block Grant Program for Indian tribes and Alaska Native Villages (ICDBG) in the amount of Six Hundred Five Thousand Dollars (\$605,000.00); and
- WHEREAS,** The Greenville Rancheria has provided information to it's members regarding ICDBG, housing activities and gives opportunity to discuss programs and provide comments, the Greenville Rancheria have considered any comments received;

NOW THEREFORE BE IT RESOLVED: That the Tribe hereby approves the ICDBG application and approves the submittal of that Application for a Land Acquisition for Affordable Housing Grant in the amount of Six Hundred Five Thousand Dollars (\$605,000.00) to the Department of Housing and Urban Development, Office of Native American Programs, FY'2011 Indian Community Development Block grant Program, and

BE IT FURTHER RESOLVED, that the Greenville Rancheria certifies that he Greenville Rancheria has met all citizen participation requirements of 24 CFR 1003.605(a) for it's FY'2011 Indian Community Development Block Grant Application, and


BE IT FURTHER RESOLVED, that the adoption of this Resolution NO. 06 2011.8.2 will serve to further certify that this is the policy by which the Greenville Rancheria will stand by and enforce.

BE IT FINALLY RESOLVED, that the Greenville Rancheria approves the transmission of this application and delegates authority to the tribal Chairperson, and to negotiate terms of this particular ICDBG grant.

CERTIFICATION

The foregoing resolution adopted by a vote of 3 for and 0 against, and 0 abstentions, at a duly called meeting of the Greenville Rancheria at which a quorum was present on the 8 day of June, 2011.

ATTEST:



Kyle Self, Tribal Chairman

CERTIFIED BY:



Tribal Councilperson

PROJECT DESCRIPTION

Project Description: Land Acquisition to Support New Housing

The Greenville Rancheria of Maidu Indians is a federally recognized tribe with the ambition to improve the quality of life for the Greenville Rancheria Tribal members, by the continued acquisition and development of affordable, safe and respectable homes and community facilities for it's low income tribal members.

The 2011 ICDBG project is:

Project: Land Acquisition with Affordable Housing for low income tribal members

This FY'2011 ICDBG consists of acquiring land with existing multi-family project(s) on fee land within the Greenville Rancheria's designated geographical service area located within the state of California and moving low and moderate income tribal member families into the units in accordance with the existing Greenville Rancheria Low Rent Program.

The tribal member families will be selected in accordance with the established *Greenville Rancheria Low Rent Program policy*, which provides for low income eligible tribal members to reside in decent, safe and affordable residences. The Greenville Rancheria Tribe insures, through the *Greenville Rancheria Low Rent Program policy*, that the rents for these units are affordable, as the rents are capped at \$400.00 for "family" tribal members or 30% of their income whichever is less, and Elderly families' rents are capped at \$200.00 or 30% of their income, whichever is less.

In addition the Greenville Rancheria operates and maintains these acquired units as set forth in the *Greenville Rancheria Low Rent Program policy*, in order to maintain the Tribe's investment for long-term use by the qualifying tribal members.

This land acquisition was specifically identified in the FY'2011 Indian Housing Plan (IHP), submitted on behalf of the Greenville Rancheria as an affordable housing resource with a commensurate commitment of Indian Housing Block Grant funds of Five Thousand Dollars (\$5,000.00) for leveraging of this project.

RATING FACTOR 1: CAPACITY OF THE APPLICANT (30 POINTS)

1.1 Managerial, Technical and Administrative Capability, (30 points for new applicants)

The FY'2011 ICDBG Land Acquisition that Supports affordable housing "Project Team" consists of the following Greenville Rancheria learned and trained staff.

- Housing Consultant/Project Manager
- Environmental Director-support only
- Assistant to the Tribal Council/Chief Fiscal Officer
- Realtor/Broker (see attached Gipson Realty Commitment Letter).

This Project Team has recent, relevant, and successful experience with the Tribe's FY'2004 ICDBG Land Acquisition Grant, 2009 ARRA New Housing Construction Grant, and the annual Indian Housing Block Grants from 2004 to the current 2011 Indian Housing Block Grant. (see diagram 1.1a)

Project Team ~ Managerial and Technical Staff (8pts)

The Housing Consultant, Grace Bush, maintains recent, relevant, and successful housing experience. Ms. Bush will confer with Ben Gipson, Realtor ® in locating available and suitable existing multi-family units through the Real Estate brokerage office of Gipson Realty. The acquisition shall be administered by the Project Manager (Ms. Bush) in consultation with the Realtor/Broker. Greenville Rancheria support staff (fiscal clerks, EPA director, etc.) will assist the Project Manager, but are not part of the core project team, thus are not specifically identified within this narrative.

The Environmental Review will be conducted by Ms. Bush, Housing Director in accordance with 24 CFR Part 58. Ms. Allen, the Tribe's Chief Fiscal Officer, ("CFO") will provide oversight to all financial aspects of the project. In addition, the Chief Fiscal Officer, Ms. Allen has two (2) supportive full time fiscal staff that assist with the general financial duties.

Project Manager

The Housing Director, Grace Bush, has recent, relevant, and successful experience administering the Greenville Rancheria's 2004 ICDBG, and 2009 ARRA Housing projects as the project manager and housing director. Ms. Bush has worked with the Greenville Rancheria as their Housing Director for the past seven (7) years. Ms. Bush is a career Indian Housing professional, a certified property manager, and hosts a wealth of Indian Housing Development, Construction, Project management, Housing management, Grant management and most relevant Housing Acquisition experience. Ms. Bush recently attended a HUD training specifically on ICDBG grants. Ms. Bush has assisted the Greenville Rancheria in all but three (3) of their twenty nine

(29) separate housing acquisitions or new construction units the Tribe has acquired in the past 7 years. In addition Ms. Bush has written six (6) successful ICDBG grants, written grants for new construction of homes for Sixty Six (66) new homes, and over Three Hundred (300) apartments units for various Tribes and private corporations of Nevada and California. Ms. Bush has assisted with over 16 multi-family unit acquisitions and 6 individual home acquisitions in the most recent 2 years. As the Project Manager for the Greenville Rancheria FY'11 ICDBG grant for Land Acquisition that Supports Affordable Housing Ms. Bush indeed demonstrates the capacity and relevant experience to successfully administer the current project, including the real property acquisition, environmental review, repair/cleaning, relocation (if necessary) and tenant qualification and occupancy along with overseeing the sustainability of the on-going management of this project. Ms. Bush's detailed resume is available upon request.

Finance

The Assistant to the Tribal Council and Chief Financial Officer (CFO), Patty Allen, is responsible for the maintenance and operation of the Greenville Rancheria fiscal department that meets the fiscal responsibilities of the Greenville Rancheria and all U.S. Government and California State Standards in financial record keeping. Ms. Allen has been in her current position with the Tribe for 4 years (Ms. Allen worked for the Tribe in the fiscal clerk capacity previously) and is responsible for all financial aspects of the Tribe's extensive finances (over \$7,000,000.00 budget for 2011), including preparation of financial statements, the indirect cost proposal, operating budgets, and grantor agency reporting (SF425's, etc.). The CFO is also responsible for effective cash management, ensuring compliance with Tribal fiscal policies, and all applicable federal rules and regulations that govern financial reporting, record keeping and accountability, as well as directing the yearly financial audit. The CFO is well versed in OMB Circulars A-87, A-102 and A-133, and has attended trainings specific to financial management, grant management, etc. in order to insure her relevant experience is current and up-to-date, Ms. Allen has been on the project team for the past grants, 2009 ARRA and all the IHBG grants for the Tribe in the past 4 years, in addition she oversees the financial reporting and responsibility of 21 grants, with an estimated 2011 total in excess of Seven Million Dollars, (\$7,000,000.00). Ms. Allen's detailed resume is available upon request.

Realtor

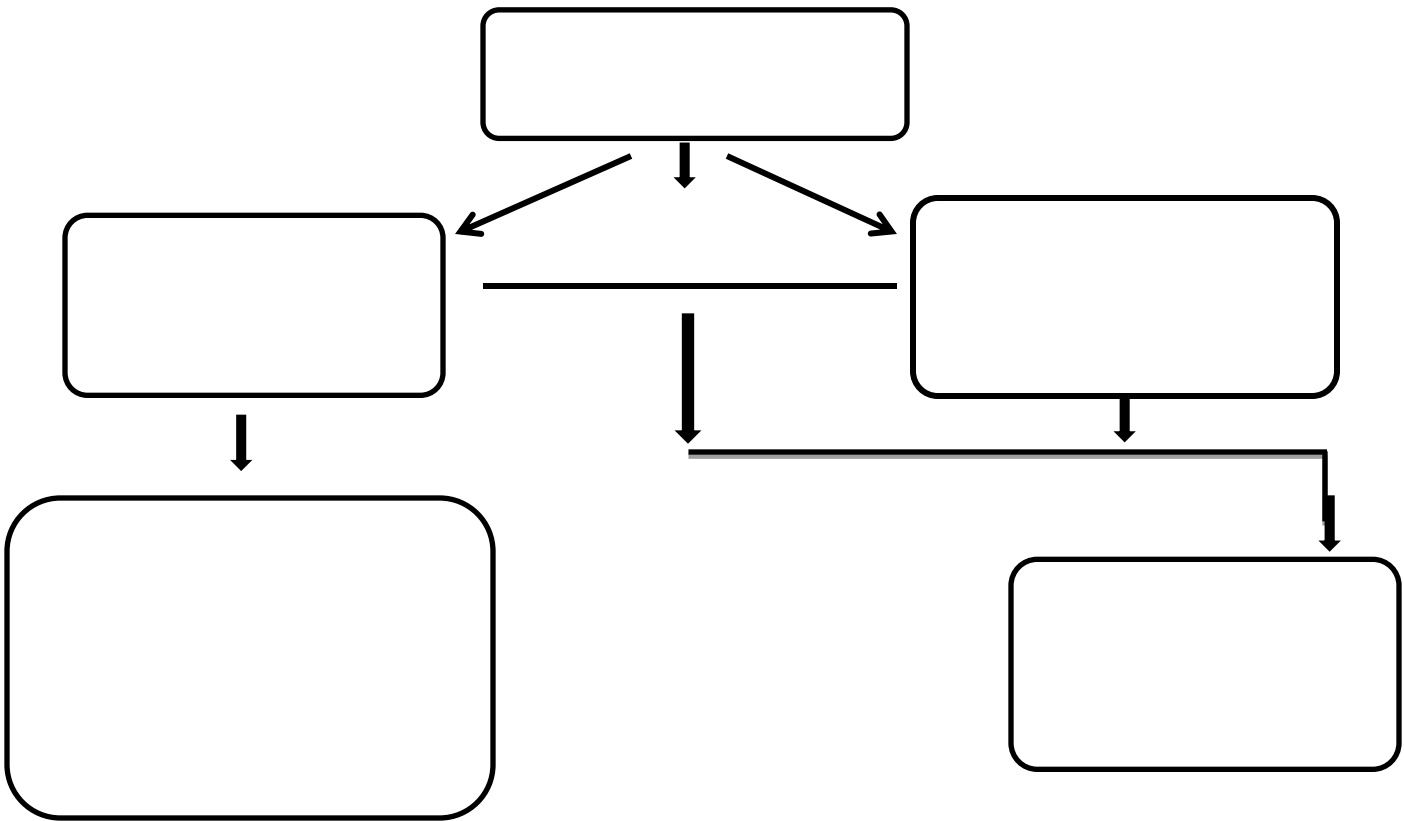
The Realtor/Broker, Ben Gipson, owner of Gipson Realty has the recent, relevant and successfully proven experience with real property sales and with working with the Greenville Rancheria. The Broker, Mr. Gipson assisted the Tribe with the successful FY' 2004 ICDBG Land Acquisition Grant and has advised the Tribe during the initial development of that ICDBG raw land into the current eight home development that has been occupied by Greenville Tribal members since 12/30/10. Mr. Gipson has served as a successful realtor/broker on a number of complex federally funded acquisitions as well as on larger scale income property apartment sales. Mr. Gipson, Realtor® will lend his experience to the FY' 2011 Land Acquisition that Supports Affordable Housing project of Greenville Rancheria, and will assist with a smooth and

cost effective long term real property investment for the Tribe. (see attached letter of commitment from Gipson Realty)

Clearly, the Project Team has the capacity to administer the FY' 2011 ICDBG Land Acquisition that Supports Affordable Housing Project. All team members have the recent, relevant, and successful project management experience, environmental experience, housing program management and tenant placement experience to complete this project in a timely manner, and insure the federal dollars are invested in a property that the Greenville Rancheria will be able to sustain for many, many years to come and include this property in the Tribe's current affordable rental housing inventory that will be immediately available to the qualified low income tribal members for their occupancy. (see diagram of work flow and project team)

Diagram 1.1a

**FY'2011 INDIAN COMMUNITY DEVELOPMENT BLOCK GRANT
FOR
LAND ACQUISITION THAT SUPPORTS AFFORDABLE HOUSING**



1.1.b. Project Implementation Plan (8pts.)

Background

The Greenville Rancheria has held the necessary Community meeting and Citizen comment sessions to discuss the tribal communities housing needs. In addition the Tribe holds open weekly public meetings that all tribal member's are urged to attend. Tribal Member comments are encouraged during the comment periods. The lack of affordable housing available for the low income Greenville Rancheria Tribal Members is most evident. In the past 7 years the Tribe has developed housing programs through a low rent rental program, a homeownership program, and a move-in assistance program. The Tribe's well established Low Rent Rental Program allows for low income tribal member's to qualify for the Tribe's rental properties, and this policy emphasizes that the Tribe operate and maintain the rental properties at the highest standard in order to protect and preserve this limited and crucial rental property for the Tribal member's long term use. The Greenville Rancheria maintains over 25 affordable units in all to assist the ever present demand for affordable rental housing to assist the Greenville Rancheria tribal members that are in need of available, decent safe and affordable housing for their families.

Implementation Plan

It is anticipated that the HUD office will review, award and announce the FY'2011 ICDBG recipients by October 2011. Once the Greenville Rancheria ("Tribe") is notified and complies with any pre-award conditions, the Tribe will immediately notify Ben Gipson Realty of the successful award. The Project Team will meet and establish a plan of action depending on the current real estate market, the grant award, review the estimated implementation plan for amendment (HUD-4125). The project team will then target all multi-family units (duplexes, four-plexes, etc.) built after 1978 for potential on-site walk visits that meet the Tribe's criteria and budget of a total purchase price not to exceed \$445,000.00.

Offers will be made in accordance with 24 CFR 1003.602 and all other applicable laws. Currently, there are over seventy (70) multi-family units available in the Greenville Rancheria service area (see attached Gipson Realty correspondence). It is reasonable to assume that with grant funds available to the Tribe, the majority of these available properties will still be available for the Tribe to make an offer once they receive their ICDBG award.

Once eligible properties are identified, the Project Manager will consult with the Project team Realtor, Mr. Gipson, and will determine, considering the current market, the length of time the property has been listed on the market, condition of property etc.. and with Tribal Council consultation, inspection, direction and approval will make an educated offer with the following pre-sale conditions:

All properties/offers must meet the following criteria:

1. Issuance of a clear Title Report (with no encumbrances)
2. Property Inspections and relevant testing (i.e., Well, Septic and Pest).
3. Must have Environmental studies, environmental review and NEPA clearances
4. Subject property is not in a floodplain, per FEMA.
5. Seller provides current survey and/or property bounding markings.
6. All State and County regulatory disclosures
7. Seller grants buyer and buyer's agent's access to subject property to inspect and perform property review (environmentals, inspections, etc.) during reasonable business hours.
8. A current appraisal substantiating the selling price at or below fair market value.
9. It is agreed that Seller will continue to rent and re-rent the units during the time of escrow. Once the Seller is notified that the Buyer has received the grant funds, then the Buyer will request that the units not be re-rented as the Buyer must comply with the Uniform Relocation Act.

Tax exemption of this property shall be implemented through the Local Cooperation Agreement between the Greenville Rancheria Tribe and the County Tax Assessor's office via the California Board of Equalization 237 process, which allows that tribally-owned residential properties housing low income Tribal members in California receive property tax exemption. Property insurance will be provided for the acquired property through AMERIND Risk Management Insurance.

Once the property is in escrow, the Tribe will begin the Environmental Review process to insure environmental clearance. This will be a simple review as most properties will be categorically excluded as the Tribe will not be changing the use of the property (residential). Legal review of purchase agreements will be conducted prior to the opening of escrow.

The Tribe will open escrow at the local Title & Escrow Company. It is anticipated that 1% of the purchase price will be used as the earnest money deposit for the property. It is estimated that \$17,500.00 of the ICDBG grant funds will be drawn during the project quarter ending December 2011, for the completion of the legal review (if necessary), Environmental Review, escrow deposits and administration.

Prior to the close of escrow, the remaining purchase price and all associated closing costs will be drawn. The ICDBG grant funds will be wired direct from the Tribe's account to the escrow company in order to fulfill the Tribe's obligation to the Seller and the Escrow Company. The estimated ICDBG drawdown for the quarter ending March 2011, is estimated at \$17,500.00.

Additional ICDBG funds will be drawn for general management/administration, and minor repair and cleaning, selecting and moving new residents, and for relocation expenses if there are existing tenants in the units, which is required under the Uniform Relocation Act. Estimated cumulative Housing Development draws by August 2012 total \$600,000.00.

By October 2012 an additional \$5,000.00 in IHBG funds is expected to be drawn down for the project share of audit costs, administration, etc., for a total of \$610,000.00(see HUD-4125).

1.c. Financial Management (7 points)

The Greenville Rancheria (“Tribe”) has demonstrated it’s experience and ability to implement, administer, and maintain federally funded programs. The Tribe received a \$2,000,000.00 ARRA grant for their “shovel ready” project in August 2009 and by the end of December 2010, all eight (8) homes were complete, and occupied.

All tribal audits for the Greenville Rancheria are current. The Greenville Rancheria Tribe follows all applicable policies, guidance and requirements of OMB Circular A-87, Cost Principles applicable to Grants, Contracts and other Agreements with State and Local Governments (2 CFR Part 225 and Appendix A); OMB Circular A-122, Cost Principles for Nonprofit Organizations (2 CFR Part 230); OMB Circular A-133, Audits of State and local Governments and Nonprofit Organizations; the regulations at 24 CFR Part 1003; and the regulations at 24 CFR Part 85 as follows:

Financial Reporting: All transactions will be properly supported, recorded and disclosed in the accounting system and will allow for accurate, timely, relevant, and complete financial reporting.

Accounting Records: All accounting records will be properly kept in accordance with GAAP, grant requirements and tribal policy to ensure that all receipts and disbursements of funds will be properly supported, authorized and traceable to their origins. All items will be properly classified as to type (asset, liability, expenditure, or revenue).

Internal Controls: Strict adherence to the Tribe’s sound internal controls will be followed including accountability for all assets, proper tracking and recording of all assets, and preventing unauthorized access to and the safeguarding of all assets. Appropriate segregation of duties will be maintained to ensure that no one individual has responsibility for more than one of the three transaction components:

- 1) Authorization (Project Manager/Tribal Council)
- 2) Custody of Assets (CFO)
- 3) Recordkeeping (fiscal clerks)

Budget Management: As per tribal policy and procedure, the operational budget for this project will be formally adopted with the submittal of this grant. Proposed expenditures will be compared to the approved budget before being authorized. Budget to actual reports will be prepared and any variances accounted for.

Allowable Costs: All applicable federal, grantor agency, and tribal requirements as well as cost principles will be consistently identified and applied in determining the reasonableness, allocations and allowance of costs.

Source Documentation: All approved expenditures will be properly supported by the appropriate source documents, including, but not limited to, invoices, time cards, accounts payable vouchers, check requests, purchase orders and approved contracts.

Cash Management: Drawdowns will be requested through the LOCCS system prior to disbursements being made to ensure that funds are disbursed within three days of the receipt of funds. Depending upon the size of the transaction, the disbursements may not be made until actual confirmation of the deposit of the funds have been made into the Tribe's account. This approach requires the daily monitoring of cash accounts but ensures that the three day requirement is fulfilled. Drawdowns will be properly tracked and recorded by date, amount, source, and tracking transaction number on a schedule to ensure completeness in the accounting records.

Financial System Application to the Project: Upon official notification of the awarding of the ICDBG Grant, the Fiscal Officer and the project manager will review the established budget. All necessary procurement activities will be initiated by the Project manager. All requests for distribution of ICDBG grant funds will be supported by the appropriate documentation and substantiated in the budget. Purchase orders, invoices, approved contracts, approved time cards, authorized check requests, etc., will all be necessary prior to expending the ICDBG grant funds.

Once approval from the project manager and the CFO is received, the actual draw of the ICDBG funds from LOCCS will occur. The actual draw from the LOCCS system is done through the following chain of command.

1. LOCCS draw request ~ form completed by the CFO
2. LOCCS draw request ~ approved by Authorizing Official ~ Tribal Chairman
3. LOCCS draw request ~ Drawn by the authorized LOCCS person ~ Project Mgr. who has no access to these funds.
4. LOCCS fund are wired into the Tribe's account
5. LOCCS funds are disbursed into individual payments with back-up documentation by the fiscal clerks.
6. Checks are drawn and presented for signature to the authorized tribal council check signers.
7. Bank account is reconciled by the CFO.

Bi-Monthly budget to actual comparisons will be provided to the Project Manager. All proposed variances from the original approved budgeted amount will be pre-approved and any variances will be reviewed and accounted for. Monthly budget to actual comparisons will be distributed to the Greenville Rancheria Tribal Council for discussion, review and any necessary adjustment to the budget will be made by the appropriate governing authority, Greenville Tribal Council.

Monthly the Project Manager will obtain the LOCCS information (drawdowns, remaining balance, etc.) and present to the Tribe's CFO. To prepare the financial statements and SF-425's, the CFO will reconcile the monthly grant activity using the accounting system reports, bank

statements, the schedule of draws, and the current LOCCS information. The SF-425's along with supporting documentation will then be provided to the Project Manager and submitted to the grantor agency (HUD).

1.d~Procurement and Contract Management (7 points)

The Greenville Rancheria shall follow procurement policy for the purposes of carrying out the objectives within the FY' 2011 ICDBG project. The policy serves as the control over the purchase of goods, services, and reports in accordance with 24 CFR 85 and 24 CFR 1003. Indian preference is established by the Tribe's Procurement Policy. This procurement policy meets or exceeds all HUD procurement requirements and has been tested by HUD through an on-site policy review.

The Greenville Rancheria appoints and delegates procurement authority and administration to the Project Manager, for this project. The Project manager is responsible for the execution and administration of any and all contracts for this project. The Project Manager shall be responsible for the procurement of goods, services, and acquisition. The execution of such responsibility shall be at all times in the best interest of the Greenville Rancheria in accordance with the standards established with the Tribe's Procurement Policy.

All property that is acquired for the Greenville Rancheria is held by the Greenville Rancheria; therefore the Tribal Chairman, Kyle Self, shall execute all escrow documents.

The following are the standards for all procurement actions of the Greenville Rancheria:

1. Maintain a contract administration system to ensure the contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.
2. Maintain a written code of standards of conduct governing the performance of employees engaged in the award and administration of contracts ensuring that no employee, officer or agent of the Greenville Rancheria, shall participate in the selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
3. Provide for a review of proposed procurements to avoid purchase of unnecessary or duplicative items giving consideration to consolidating or breaking out procurements to obtain a more economical approach.
4. When feasible, pursue local intergovernmental agreements for procurement or use of common goods and services; use Federal excess and surplus property; and use "value engineering" clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions.

5. Make awards only to responsible contractors possessing the ability to perform successfully under the terms and conditions of proposed procurement giving consideration to such matters as contractor integrity, compliance with public policy, record or past performance, and financial and technical resources.
6. Maintain records sufficient to detail the significant history of a procurement that at a minimum shall include documentation of the rationale for; the method of procurement chosen, selection of contract type, contractor selection or rejection, efforts to provide preference to Indian –owned organizations and enterprises, and the basis for the contract price.
7. Do not use “time and material” contract types and/or use only in cases it is determined that no other contract type is suitable and on the condition that the contract includes a ceiling price that the contractor exceeds at its own risk.
8. Use good administrative practice, and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements, ensuring that protest procedures are followed, and in all instances, disclosing information regarding the protest to the awarding agency of the funds used in the procurement.
9. Ensure the fair and equitable treatment of all persons who deal with the procurement system of the Greenville Rancheria providing full and open competition consistent with the regulatory standards of 24 CFR § 85.36.
10. Ensure compliance with the applicable administrative requirements of the 24 CFR§ 1003, the federal procurement regulations of 24 CFR§85.36, and any other applicable federal, state, local, or tribal laws or regulations; and finally,
11. In accordance with Section 7(b) of the Indian Self Determination Act (25 U.S.C. 450e(b)), to the greatest extent feasible, provide preference in the award of contracts and subcontracts to Indian organizations or Indian-owned economic enterprises as defined in Section 3 of the Indian Financing Act of 12974(25 U.S.C. 1452).

All procurement and contract management within the proposed project shall be administered by the Greenville Rancheria in accordance with it’s procurement policies, contract management system and the Tribe’s Indian preference methods.

RATING FACTOR 2: NEED/EXTENT OF THE PROBLEM (16 POINTS)

2.1 Need and Viability Capability, (4 Points for New Applicants)

Measurable and concise data supports the need of the proposed project and demonstrates that this Greenville Rancheria Land Acquisition that Supports Affordable Housing Project is critically viable to the Greenville Rancheria tribal community. The clear and concise data is found within the continued success of our Low Income Rental Program and within the Low-Income Rental Program Waiting Lists.

The Greenville Rancheria Low income rental program is well established in the Greenville Rancheria service areas. To meet the needs and diversity of the Greenville Rancheria tribal members the Greenville Rancheria Tribe has rental properties in four (4) distinct communities within the Greenville Rancheria Geographical Service area. The funds for new housing acquisitions or new development in order to increase the low rent affordable housing units needed by the tribal members is not readily available to the Tribe. Greenville Rancheria is a small, nearly minimally funded tribe. Unfortunately the IHBG grant funds the Tribe receives averages in the low One Hundred Thousand Dollars, (\$100,000.00) annually. While in turn, the HUD formula readily admits that the TDC's or Total Development Costs to build a new home in the Greenville Service area is over Two Hundred Ninety Thousand Dollars, (\$292,238.00). Therefore, the Tribe is annually funded less then one-half (1/2) the cost to construct just one (1) home.

The One Hundred Thousand Dollars (\$100,000.00) average in Indian Housing Block Grant ("IHBG") funds includes operating and maintaining the Tribe's current sixteen (16) NAHASDA assisted units, administration, management and maintenance of the Tribe's current affordable housing inventory. Due to the on-going and ever present need for additional housing for the Greenville Rancheria members, and the limited amount of IHBG funds received by the Tribe, the Greenville Rancheria has decided to utilize the IHBG funds for operating, administering and maintaining the housing inventory, and will seek ICDBG and other grants to address the demand for additional units. That is the purpose of this FY'2011 ICDBG application for Land Acquisition that Supports Affordable Housing.

Therefore the Greenville Rancheria must seek outside funding sources such as the ICDBG grants, etc., in order to afford to acquire additional affordable dwellings for the low income qualified tribal members of the Greenville Rancheria. Without outside grant funding (ICDBG, ARRA, etc.) the Greenville Rancheria would only be in a position to maintain what they have, and not be able to grow the inventory which is what the tribal community needs and is clearly demonstrated below:

Currently the Greenville Rancheria can demonstrate the need for additional affordable rental units. Of the current Greenville Rancheria tribal members the following are the bleak facts of the status of the low income tribal members that remain without affordable residences:

Tribe	AIAN Persons	Households with less than 30% of median income	Households between 30% -50% of median income	Households between 50%-80% of median income	AIAN overcrowded	Severe costs greater than 50% of their income	Housing Shortage
Greenville Rancheria	288	25	19	24	17	25	68

Source: Printed May 2011 ~FY2011 Final Allocation ~ U.S. Housing and Urban Development

As is easily demonstrated utilizing the CENSUS distributed by the HUD office, the Tribe is currently in need of 68 homes , with 17 families living in an unsafe and overcrowded manner, and 25 families are paying over 50% of their income to rent. This statistic will be alleviated most rapidly with land acquisition supporting affordable residences, and that is why the Greenville Rancheria is first and foremost seeking multi-family units, in order to meet the most immediate need and house the highest number of low income families with the limited amount of ICDBG funds.

Homeownership is the eventual goal of all families, and of the Greenville Rancheria Tribe, however, with the desperate need of the homeless, overcrowded families, paying high rental costs, the Tribe is prioritizing multi-family units at this time.

The proposed housing acquisition project not only creates permanent safe and affordable dwellings for an anticipated four (4) to eight (8) families. In addition, the need for this safe, sanitary and affordable rental housing is quantitatively demonstrated by the current and active Greenville Rancheria Low Income Rental Program waiting list in which 21 families are in need of affordable rental housing. The Low Income Rental waiting lists selection preference is defined in the *Greenville Rancheria Low Rent Rental Policy* and displayed in the following excerpt from the Low Income Rent program for review and reference:

Greenville Rancheria Low Income Rental Housing Admission Criteria

It will be the policy of the Greenville Rancheria to give preference to eligible participants seeking housing assistance in the manner outlined based on the rating system below:

Family Status

- *Elder & Near Elderly 55+years* 5
points
- *Family* 3
2 or more persons (1 adult & 1 minor child)
points

- | | | |
|------------------------|------------------|----------------|
| • <i>Single person</i> | <i>1 person</i> | <i>1 point</i> |
| • <i>2 adults</i> | <i>2 persons</i> | <i>2</i> |
| <i>points</i> | | |

Handicap/Disabled ~ Head of household or household member

- | | | |
|-------------------|--|----------|
| • <i>Handicap</i> | <i>Documented on a Permanent basis</i> | <i>5</i> |
| <i>points</i> | | |
| • <i>Disabled</i> | <i>Documented on a Temporary basis</i> | <i>4</i> |
| <i>points</i> | | |

Housing Status

- *Tribal Household is living in a homeless situation (staying with family/ Friends with no bedroom for the family)* *8 pts*
- *Imminent Threat-danger present (electrical, water, sewer, not sanitary)* *7 pts*
- *Involuntarily displaced-at no fault of their own w/documentation from housing owner (forced sale, 30 day notice for non-breach of the lease)* *6pts*
- *Substandard unit & overcrowded (more then 2 persons per bedroom)* *5pts*
- *Substandard unit but not overcrowded* *4 pts*
- *Standard unit but overcrowded (more then 2 persons per bedroom)* *2 pts*
- *Tribal Household that has resided in a Greenville Rancheria affordable Residence in the past 1 year.* *0 pts*
- *Tribal Household that has not resided in a Greenville Rancheria affordable Residence in the past 3 years.* *5pts*
- *Tribal Household that has not resided in a Greenville Rancheria affordable Residence in the past 5 years.* *8 pts*
- *Tribal Household that has never resided in a Greenville Rancheria affordable Residence.* *10 pts*
- *Tribal household that has qualified for other housing but waived their Right in order to be placed on more appropriate housing to be offered from the Tribe* *10pts*

Family Size

- *Household with children. 2 points per minor child up to 4 children (points will never exceed 8 points total)* *2pts**

- *No minor children living in the home* *1pts*

**Household must have documentation of custody of the minor children in the home*

Tribal/Veteran Status

- *Enrolled Tribal Member* *8pts*
- *Non-Indian w/tribal member children that are registered with the Tribe* *5 pts*
- *Veteran* *3 pts*

Income Status

- *Tribal Member household with verifiable active employment* *10 pts*
- *Tribal Member with regular monthly income (social security, retirement, This income excludes revenue sharing)* *10 pts*
- *Tribal Member household with head of household a full time student* *5 pts*
- *Tribal Member with child support, welfare, AFDC, as income* *2 pts*
- *Tribal Member household with only Tribal revenue sharing as income* *0 pts*

The total overall points acquired from this rating sheet will rank the need for housing.

Tie Breaker

In the event of a point tie, a tie breaker has been pre-established and will be determined by:

1. *Random Draw, which will be drawn at a regularly scheduled Greenville Rancheria Council meeting. All “tied” participant names will be placed into the same container, and will be drawn by a random person at the meeting.*

If the applicant is willing to accept the unit offered but is unable to move at the time of the offer and provides clear evidence of their inability to move, the applicant shall retain their place on the eligible waiting list and be offered the next succeeding vacancy of appropriate size. If an applicant presents to the satisfaction of the Greenville Rancheria clear evidence that acceptance of a given offer of a suitable vacancy will result in undue hardship or handicap, such as inaccessibility to source of employment, children’s day care, and the applicant shall retain their place on the eligible waiting list and be offered the next succeeding vacancy of appropriate size.

The current qualified and eligible Greenville Rancheria tribal member waiting list is summarized as the following:

NO.	Applied	Completed	Points	Notes	Income Level	Status
1	8/1/09	8/15/09	40	overcrowded	Very low	*rejected 1 offered unit
2	8/7/09	8/20/09	40	Need affordable	Very low	No unit avail.
3	10/1/10	10/15/10	40	Paying over 50%	Very low	No unit avail
4	9/7/10	10/05/10	38	Need affordable	Very low	No unit avail.
5	5/7/10	7/1/10	38	Homeless/staying with family	Very low	No unit avail
6	1/6/09	3/05/09	34	overcrowded	Very low	No unit avail.
7	3/5/11	5/1/11	34	Homeless/staying with family	Very low	No unit avail
10	8/3/10	9/7/10	32	Paying over 50%	Very low	No unit avail.
11	2/3/11	2/25/11	30	overcrowded	Very low	No unit avail
12	8/09/10	9/3/10	30	Paying over 50%	Very low	No unit avail.
13	7/23/10	8/15/10	28	Homeless/staying with family	Very low	No unit avail
14	3/01/10	3/28/10	28	Homeless/staying with family	Very low	No unit avail.
15	5/01/11	5/15/11	26	Paying over 50%	Very low	No unit avail
16	4/04/10	4/30/10	26	Paying over 50%	Very low	No unit avail.
17	5/20/11	6/1/11	24	Paying over 50%	Very low	No unit avail
18	3/23/11	4/20/11	24	Homeless/staying with family	Very low	No unit avail.
19	12/10/10	12/20/10	22	Paying over 50%	Very low	No unit avail
20	10/25/10	11/07/10	20	Paying over 50%	Very low	No unit avail.
21	4/3/11	4/18/11	18	Homeless/staying with family	Very low	No unit avail

Therefore, the proposed project actually creates direct, quantifiable, safe, affordable, and permanent housing for the Greenville Rancheria low income families. It is the Tribe's intention that they will house four to eight families, depending upon the current real estate market, and the actual award of an ICDBG grant in 2011. This clear and verifiable information demonstrates that the proposed project meets an essential community development need.

This FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project is critical to the viability of the Greenville Rancheria Tribal Community because:

1. It creates safe, affordable, housing.
2. Alleviates unsafe, overcrowded living situations which may contribute or enhance domestic violence, addiction and substance abuse issues.
3. Provides hope to the community and individual families within the community that the reality of an affordable, safe and well managed rental home will become a reality to their family.

Project Benefit (12 points)

2.c Land Acquisition to Support New Housing

The need for the proposed project is determined by utilizing data from the Greenville Rancheria's 2010 Indian Housing block grant formula. The dollar amount for the Greenville Rancheria as determined by Factor 2 Needs Table is **\$728.00**.

Therefore the Greenville Rancheria amount if within the established amounts of \$327-\$750 which allows the Tribe to receive the entire 12 points eligible for the Project Benefit.

RATING FACTOR 3: SOUNDNESS OF APPROACH (36 POINTS)

3.1 Description of and Rationale for Proposed Project (12 points)

The proposed project Land Acquisition that Supports Affordable Housing was developed as a result to meet the needs identified in Rating Factor 2. The Greenville Rancheria of Maidu Indians, of California is a landless Tribe located within a rural geographical service area with no residential developable land. The Greenville Rancheria is bound to its original home and geographical service area. The Tribe has developed very successful two medical and two dental clinics to serve the tribal members within the geographical service areas. The Tribe has much invested in the land, and cultural ties to their lands; and the Tribe is not interested in relocation to support housing outside of the Greenville Rancheria's service areas. Land Acquisition to Support Affordable housing is essential to support the Greenville Rancheria Low Rent program that is critical to maintaining the well being, and stability of the many low income members of the Greenville Rancheria Tribe, as documented in Rating Factor 2 of this application. Purchasing existing multi-family units is the most cost effective, efficient and expedient manner in which to begin to alleviate the urgent and ever present need for decent, safe, affordable housing.

The Greenville Rancheria FY'2011 ICDBG Land Acquisition that Supports Affordable Housing proposal is written to purchase existing low rent housing units rather than develop raw land to meet the needs identified in Rating Factor 2, and is based on cost, location and recent and relevant Greenville Rancheria and tribal staff experience. The Greenville Rancheria has just successfully completed an eight home subdivision in December 2010, which was built from the raw land with no infrastructure to a full fledged 8 home subdivision with street, gutters, sidewalks, fencing, landscaping and 8 energy star homes. In previous years, the identified Project Team (Bush, Allen, Gipson, GIR Tribal Council) and Tribe have enjoyed much success in purchasing three (3) separate properties that had previously developed duplex units constructed on them. Although the construction of the newest 8 homes constructed on undeveloped ICDBG acquired land, and built with ARRA grant funds was hugely successful, the costs of the building and infrastructure alone were extraordinary, and the Tribe expended every dollar available of the Two Million dollar (\$2,000,000.00) ARRA grant, just on the construction, infrastructure, architectural/engineering, permitting, and bringing utilities for the eight homes.

With the Greenville Rancheria FY'2011 ICDBG grant limited to a Six Hundred Five Thousand Dollar (\$605,00.00) grant amount, it is just not feasible to propose the acquisition of raw land, and begin the construction planning, even in phasing the project, with the limited size of the Greenville Rancheria IHBG funding, limited number of support staff, it is not feasible to develop raw land, simply the real estate market is so conducive to purchasing existing rentals it is not cost effective to develop new buildings.

The Greenville Rancheria is aware of the Uniform Relocation Act ("URA"), and will comply with all aspects, however, the GIR when initially seeking properties will review available bank owned, or foreclosed vacant properties first. This would allow the Tribe to conserve the IHBG funds budgeted for the costs of relocation of existing tenants. If the Tribe has no relocation

expenses with this project the additional and budgeted URA funds will be applied to the cost of acquisition of the project.

Simply for demonstration purposes, the Greenville Rancheria has provided comparable project costs divided into nine basic categories, including Management & Oversight, Environmental Review, Purchasing Existing Property, Acquisition of Land for New Construction, Infrastructure Development, Construction, Landscaping, Minor Rehab, Audit Costs. This information is demonstrated in the table below which sets forth the estimated costs of the proposed project and clearly demonstrates the cost efficiency of purchasing existing units vs. developing and building new units.

~Purchasing Existing Housing vs. Developing Housing with Raw land.

Project Activity	Developing Raw Land	Purchasing Existing Land with Existing Housing	Variance	Comments
Management & Oversight	\$125,000.00	\$15,000.00	110,000.00	Time for negotiation of contracts, supervision, inspections, etc.
Environmental Review	\$25,000.00	\$15,000.00	10,000.00	
Project Mgmt	\$25,000.00	\$10,000.00	10,000.00	
Purchasing Existing Property w/closing costs		\$445,000.00	(445,000.00)	
Acquisition of Land suitable for New Construction	\$150,000.00		150,000.00	
Infrastructure Development	\$100,000.00		100,000.00	
Construction	\$960,000.00		960,000.00	
Permits/Impact Fees	\$300,000.00		300,000.00	
Relocation		\$80,000.00	(\$80,000.00)	
Architectural/Engineering	\$40,000.00		40,000.00	
Landscaping	\$85,000.00		85,000.00	
Minor Repair/Cleaning		\$10,000.00	(10,000.00)	
Share of Audit Costs	\$15,000.00	5,000.00	10,000.00	
Total	\$1,825,000.00	\$610,000.00	\$1,215,000.00	

The management and oversight cost for the proposed housing acquisition project was based on estimated time of the Project Team during the preparation of agreements, consultation, contracting renovation/repairs, inspections, supervision, selection and placement of low income qualified resident's into the homes. The cost estimate for the Management and Oversight of the proposed project is \$15,000.00 for a savings of **\$97,500.00 over development of raw land.**

Management and Oversight for the alternative development option, acquisition of raw land and construction, is conservatively estimated at \$1,825,000.00. Solicitation and or arrangements for environmental review would need to be administered; administration of the infrastructure development may also require additional work with Indian Health Services or private engineers, additional contractors; and the contracting management of the construction would take several the better part of 24 months. Managing and retaining the appropriate permits with the local authorities (City, County) as well as preparing and arranging agreements, sub-recipient agreements, and other government documents would also be accrued in the costs.

Environmental Review for purchasing existing housing is estimated to be far less of an expense then it would be for preparing an Environmental Assessment for the new development of raw land. The acquisition of existing housing is typically categorically excluded, as the Tribe would not be changing the use of the land, and the property would continue to be used for the use it was intended. Developing raw land would require an environmental assessment, typically estimated at an approximate cost of \$15,000.00, depending upon the specific site, whether or not there might be mitigating factors present on the property. In addition, it is difficult to find buildable raw land within the Greenville Rancheria service area as many of the communities are notoriously close to wetlands, protected woodland areas, etc.. An estimate of \$10,000.00 is budgeted for the environmental review, as savings of an additional **\$5,000.00.**

Cost of acquiring raw land vs. cost of acquiring existing housing was determined by estimating the cost of purchasing raw land and the cost of infrastructure compared to the cost of purchasing existing multi-family properties. The cost of purchasing existing multi-family properties is estimated at \$220,000.00 per property for a total of \$445,000.00. Title, fees, and other associated closing costs are estimated at \$5,000.00 for a total price of \$445,000.00.

Available parcel sizes eligible for development are parcels of .50 acre parcel or more. Much of the vacant land in the Greenville Rancheria service area is unused or abandoned farm, grazing or pasture, and the Tribe must be aware that many available properties are under the Williamson Act, which does not allow for residential development unless high penalties are paid, which would disallow residential multi-family zoning or construction. The raw land parcels are not necessarily located in an area that would be suitable for the proposed project, near schools, post offices, medical services, city garbage services, retail outlets, etc.. Due to the limited funds available with the FY'2011 ICDBG ceiling at Six Hundred Five Thousand Dollars,(\$605,000.00) the ability to purchase large parcels and build them in accordance with the guidelines of the ICDBG program is not financially feasible. In addition the ICDBG requires a 25% build out of the acquired raw land acquisition, and with the limited IHBG funds (average \$100,000.00 annually) the Tribe receives the funds to build units is just not available for the Tribe.

Infrastructure development cost will essentially not be incurred with the purchase of the proposed existing units. The infrastructure associated with the proposed Land Acquisition that Supports Affordable Housing that the Greenville Rancheria will purchase will already be established and in place, (city water, sewer systems, electricity, streetlights, wastewater, etc). Streets, curbs, and driveways, etc., are typically also established with the initial development. Infrastructure for the alternative raw development option is conservatively estimated at \$100,000.00. This is calculated with the assumption that the prospective raw land – new development property is near already established utilities. This is however, not always the case and utilities must be brought in from a long distance which is even more costly. The budget for infrastructure is estimated for driveways, streets, curbs or pavement and the bulk of the allocation would be for the sewer, water, wastewater, power gas, permits and hook up fees.

Construction costs were estimated at a conservative rate per square foot of approximately \$125.00. Therefore, it is estimated that the construction cost for 2 multi-family buildings (average size) would cost \$220,000.00 each or \$440,000.00. This figure is based on current and recent sales of four-plexes within the Tribe's service area.

The estimated costs for landscaping including backyard fencing, irrigation, sod, etc., is \$5,000.00 per property or a total of \$10,000.00. Likewise it is estimated to cost \$5,000.00 per property for minor repair and clean when purchasing existing properties.

Program share of audit costs are estimated at \$15,000.00 for purchasing raw land and developing new housing as opposed to \$5,000.00 for acquiring existing properties, an additional **\$10,000.00** in savings. There are many more transactions and contracts involved with managing construction rather than purchasing existing multi-family properties.

Therefore, the combined estimate of acquiring raw land, splitting the parcel, constructing the infrastructure, constructing the houses, landscaping, management and oversight, including environmental review and legal review total \$1,825,000.00 compared to an estimated \$610,000.00 for purchasing existing multi-family dwellings. A savings of more than double the cost or **\$1,215,000.00**.

Due to the unique conditions of a landless Tribe and location of the Greenville Rancheria Geographical Service area, the current economy, "buyer's" housing real estate market, and the intention of the proposed project and the proven success of the Greenville Rancheria low rent program, it is much more feasible and a more effective and efficient use of the ICDBG Grant funds to purchase existing housing rather than acquire and develop raw land.

Acquiring existing multi-family housing within the Greenville Rancheria with a purchase price not exceeding \$220,000.00 per dwelling will typically not have any additional space on the land for future development. The multi family units typically on the market have little or no excess developable land other than community property common areas. There is a reasonable ratio between the land and the houses based on the local zoning codes which establishes the housing density. The reasonable ratio density will be one of the criteria the Greenville Rancheria will adhere to when they are seeking the proposed project of acquiring multi-family property.

This proposed project is described in detail and throughout other areas of this proposal, and it is demonstrated that the proposed project will be most effective in addressing the identified need because:

1. Immediately provides safe, decent, affordable, permanent rental housing in the Greenville Rancheria's Geographical service area.
2. The available housing will assist a Greenville Rancheria qualified low income family that would realistically not be able to provide a decent safe affordable home for their family near their extended family and tribal clinic(s), social services.
3. Provides the security and confidence and self empowerment to a qualified Greenville Rancheria low income family that they are able to sustain a decent, safe and proper residence for their family, affordable on their fixed income, and perhaps allow young parents the ability to attend school or technical training centers to further their education and skills in order to better themselves, and their ability to provide for their family.
4. Will Allow the Greenville Rancheria, a small and nearly minimum funded IHBG Tribe to assist the greatest amount of tribal members with their limited amount of IHBG funds and ICDBG funds.

In accordance with Rating Factor 5, this project will enhance the community's viability by providing safe, affordable and decent housing for four (4) to eight (8) low income tribal families depending upon the current real estate market at the time of grant award. These projects once purchased utilizing grant funds are typically self sufficient and are operated and maintained with limited subsidy from the Greenville Rancheria, such as an annual IHBG allocation and rental income. Greenville Rancheria is diligent in insuring that all rental properties meet the requirements and standards of the Greenville Rancheria Low Rent Program Maintenance standards, while meeting the needs of low and moderate income families.

Therefore the proposed project actually creates quantifiable safe, affordable and permanent housing for four to eight families, reduces overcrowding for families and provides stability for four to eight tribal member's and their extend family. This detailed information demonstrates that the proposed project meets and exceeds the established essential community development need.

2. Budget and Cost Estimates (9 points)

The budget the Greenville Rancheria has set forth is reasonable and all costs are clearly documented (see attached HUD-4123). The cost estimate is broken down by line item for each proposed activity, including the planning and administration costs. The qualifications for the person who prepared the cost estimate has been provided in the description of the Project Manager Ms. Bush. The proposed project will be funded with FY'2011 IHBG grant funds and FY'2011 ICDBG grant funds.

Cost Estimated Summary

Management and Oversight is estimated at	\$ 15,000.00
Closing Costs for the close of escrow on this project is estimated	\$ incl. in purchase
Environmental Review is estimated at	\$ 10,000.00
Purchasing existing multi-family units is estimated at	\$ 445,000.00
Relocation Costs (Uniform Relocation Act) if necessary	\$ 80,000.00
Minor repair/cleaning to bring units to occupancy standards \$5,000 per unit	\$ 40,000.00
Share of audit costs is estimated at	\$ 5,000.00
Total Cost Summary of the proposed project cost is	\$ 610,000.00

- *Please note that if anyone of these line items are overrun, due to unforeseen expenses, the Tribe will provide additional funding from the 2011 IHBG grant, or will make adjustments within the Cost estimate budget.*

Each Activity was budgeted based the detailed description presented in Rating Factor 3 of this application, General Management and Oversight funds include specific allocations for wages, fringe benefits, direct supplies, direct equipment, training, travel and share of program cost for service fees under the current fiscal department within the Tribe of Greenville Rancheria.

The Greenville Rancheria fiscal department will prepare monthly, quarterly, semi-annual and annual financial reports. The Fiscal department will also procure, coordinate the resolution and monitor any findings or concerns brought forward in the annual audit. All direct costs for the project will be charged to the project at the direct cost, including the audit.

This cost estimate was prepared by the Ms. Bush, Housing Director of the Greenville Rancheria and reviewed by Ms. Allen, fiscal officer, and compared to the relevant and similar land purchases the Greenville Rancheria has made in the past 7 years. The Housing Director's qualifications include Project Manager for the Tribe's most recent 8 unit subdivision funded through ARRA and ICDBG grant funds, being a leader in Affordable Housing the past 20 years, as well as acting as the Greenville Rancheria's Housing Director assisting the Tribe with the acquisition of the past two (2) duplex property acquisitions.

3. HUD Policy Priorities (3 points)

Job Creation/Employment (1 point)

With the successful FY'2011 ICDBG Land Acquisition that Supports Affordable Housing proposal, the Greenville Rancheria will look forward to creating new job opportunities for the low income Greenville Rancheria Tribal members. New job(s) will be created in routine maintenance and lawn care and will be available for the qualified low income tribal members.

Currently there is not enough work or funds to sustain a full time lawn care individual or a full-time maintenance person, however, it is planned with the addition of four (4) to eight (8) rentals

with this project, this will enhance the Tribe's rental property budget to fund a full time position of lawn maintenance worker/full time maintenance person.

In addition and just as importantly as adding new positions and job opportunities the current tribal staff will have more security and more work available with the added affordable residences.

Therefore it is anticipated that one (1) full time position will be added to the Tribe's current employees, and the Tribe will be able to sustain the employment of the current housing and fiscal staff of four (4) positions.

Outcome: 1 new jobs/position for low income tribal member

Policy Priority (1 point)

The Tribe will promote universal design and visitability, by insuring that a minimum of one (1) unit of every ten (10) units will be handicapped accessible and will meet all ADA minimum standards.

Outcome: 1 of every 10 units will meet ADA minimum standards and will promote universal design and visitability of those with disabilities.

Policy Priority (1 point)

The Greenville Rancheria will install and/or retrofit all newly acquired rental properties with energy star appliances, furnaces, air conditioning, when these appliances or systems require replacement and funding is available.

Outcome: Four to Eight units modified by energy star appliances through normal attrition.

4. Commitment to Sustain Activities (12 Points)

4.e Land Acquisition Projects to Support New Housing

Any housing that the Greenville Rancheria will be acquiring as a result of this 2011 ICDBG award will be built after 1978, constructed in accordance with the local governing authority's building codes, these will have suitable soil conditions; and will have been built within the local authorities general plan and zoning requirements. The Tribe's target properties will currently be on the city/county water and sewer system, and provided for a reasonable cost; already be connected with necessary utilities; have paved streets and sidewalks for vehicular and pedestrian access; have the proper infrastructure for storm drainage; and be located near social and community services such as Greenville Rancheria medical and dental clinic(s), Tribal TANF, employment centers, higher education facilities, mental health counseling, AA meetings, and other services readily available within the Greenville Rancheria service areas. Prior to release of funds, environmental review(s) will be completed.

In addition the Greenville Rancheria has experience maintaining the assets and investments they have acquired in the past. This has been evident by the Greenville Rancheria receiving awards for the quality of projects they have developed and maintained. This high quality of sustainability was verified by SWONAP staff, as they conducted on-site HUD inspections of the Tribe's rental properties, with only high accommodations for the cleanliness and well maintained properties the Greenville Rancheria maintains and rents. This fact is also evident and easily demonstrated by the low, low turnover rate of 1% which in itself is a credit to the equitable management and fine upkeep of the rental housing owned and managed by Greenville Rancheria.

The Greenville Rancheria has made a long-term commitment to an aggressive maintenance schedule for all tribally owned and managed rental properties. The Tribe has implemented a preventative maintenance schedule as well. All rentals are inspected annually by the Housing Director, and repairs are made on an on-going basis. The Greenville Rancheria is committed to the upkeep and maintain the integrity of the physical units they own and operate. (See Resolution 06-2011-8.3 for Maintenance and sustainability of units.)

RATING FACTOR 4: LEVERAGING RESOURCES (8 POINTS)

Greenville Rancheria is leveraging this FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project acquisition for the project share of \$5,000.00 of IHBG funds. This has been specifically identified in the 2011 Indian Housing Plan (IHP). Due to the limited IHBG grant funds provided to the Greenville Rancheria there are no additional or substantial funds available for this leveraging activity.

RATING FACTOR 5: COMPREHENSIVENESS AND COORDINATION **(10 POINTS)**

Coordination (2points)

The proposed FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project are coordinated with the current, successful, Greenville Rancheria's Low Rent program, the Tribe's EPA Department, Human Resources, and the Tribe's clinics and social services goals and objectives (See attached support letters). The Tribe's Low Rent program goal is to ultimately allow families to become self sufficient without relying on government or tribal assistance. One of the primary objectives of the Tribe's environmental planning and protection is to provide a safe, healthy environment for all tribal members. The purpose of the tribe's clinic and social services is to provide opportunities for tribal members to be well and have the ability to utilize their resources in a culturally sensitive environment. As well as provide employment opportunities for the low income tribal members that reside near these services.

The FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project will create safe, affordable, permanent rental housing that will enhance the community's viability and help meet each of the goals and objectives of the Tribe in a holistic and self sustaining manner. The project supports programs that provide safe, healthy environments for low income qualified tribal members, and provides the ability for those qualified tribal members to sustain their own families and will empower the Greenville Rancheria's low income families to enrich their own lives through stable housing, stable work and stability in the neighborhoods and schools where their families will grow.

Outputs, Outcomes and/or Goals (8 points)

The proposed project involves the acquisition of Land Acquisition that Supports Affordable Housing, by acquiring 4-8 units within the Tribe's established geographical service area. Admission to these affordable residences is through the Greenville Rancheria's established and successful low rent program, thus when four to eight families are admitted to the newly acquired, repaired and clean properties, that will be four to eight families that are re-located to an affordable, decent safe and well managed culturally sensitive and tribally managed property.

The output of this project creates four to eight rental homes for qualified Greenville Rancheria Low income families.

Measureable outcomes, however, will result in low income families being provided with safe, affordable and permanent rental housing; reducing overcrowding, homelessness, and families living in sub standard living situations.

2011 ICDBG Rating Factors
Greenville Rancheria of Maidu Indians
Land Acquisition that Supports Affordable Housing

OUTPUTS	OUTCOMES	GOALS
4-8 Rental units	Affordable residences for four to eight low income families	Provides safe, affordable, well managed rental housing to enhance the viability of the Greenville Rancheria service area communities for eight low income families.
	Safe, permanent , well managed rental homes	These new acquisitions will allow the Tribe to assist their low income tribal members with a “hand-up” in becoming stable and self sufficient, rather than a “hand-out”.
	Reduces overcrowding	Provide two new employment positions available to low income tribal members with the addition of these units a maintenance person and lawn care services will be required.
	Reduces homelessness	
	Allows head of household or spouses to attend higher education facilities near where they live.	
	Stabilizes a low income family	
	Allows children to attend neighborhood schools in a consistent manner	
	Allows tribal member families to live in safe and culturally sensitive neighborhoods.	

Implementation Schedule

Indian Community Development Block Grant (ICDBG)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 2/29/2012)

See Instructions and Public Reporting Statement on back.

Submit a separate implementation schedule for each project category.

1. Name of Applicant (as shown in Item 5. Standard Form 424) Greenville Rancheria				2. Application/Grant Number (to be assigned by HUD)				3. <input checked="" type="checkbox"/> Original (first submission to HUD) <input type="checkbox"/> Pre-Award Submission <input type="checkbox"/> Amendment (submitted after grant approval)				Date (mm/dd/yyyy) June 10, 2011							
4. Name of Project (as shown on form HUD 4123, Item 4) Housing Acquisition								5. Effective Date (mm/dd/yyyy) 10/1/2011				Expected Completion Date (mm/dd/yyyy) 6/30/2012				Expected Closeout Date (mm/dd/yyyy) 9/30/2012			

6. Environmental Review Status <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> Exempt *as described in 24 CFR 58.34) </div> <div style="width: 30%;"> <input type="checkbox"/> Under Review (review underway; findings not yet made) </div> <div style="width: 30%;"> <input type="checkbox"/> Finding of No Significant Impact (Finding made that request for release of funds for project is not an action which may significantly affect the environment) </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;"> <input type="checkbox"/> EIS Required (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37) </div> <div style="width: 30%;"> <input checked="" type="checkbox"/> Not Started (Review not yet begun) </div> <div style="width: 30%;"> <input type="checkbox"/> Certification (Environmental review completed; certification and request for release of funds being prepared for submission) </div> <div style="width: 30%;"> <input type="checkbox"/> Categorically Excluded (as described in 24 CFR 58.35) </div> </div>												7. Tribal Fiscal Year (mm/dd/yyyy) Jan 1 – Dec1	
---	--	--	--	--	--	--	--	--	--	--	--	---	--

8. Task List. (List tasks Such as environmental, assessment, acquisition, etc.)												9. Schedule. Use Calendar Year (CY) quarters. Fill-in the CY below. See detailed instruction on back.											
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

	CY 2011												CY 2012												Date mm/dd/yyyy (if exceed 8th Qtr)
	1st Qtr.			2nd Qtr			3rd Qtr			4th Qtr			5th Qtr			6th Qtr			7th Qtr			8th Qtr			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
HUD Pre-Award Conditions										X															9/30/2013 (\$5,000.00)
Housing Acquisition											X-	---	---	---	---	-X									
Environmental Review												X-	-X												
Release of Funds														X-	-X										
Relocation																X-	-X								
Minor Repair																		X-	-X						
Move-in																				X					
Project Administration and Grant Closeout										X-	---	---	---	---	---	---	---	---	---	---	---	---	-X		
Audit																									
10. Planned Drawdowns by Quarter (Enter Amounts non-cumulatively)	\$			\$			\$			\$ 17,500.00			\$ 17,500.00			\$ 498,500.00			\$ 66,500.00			\$ 10,000.00			\$ Total \$610,000.00
11. Cumulative Drawdown (If more than one page, enter total on last page only)	\$			\$			\$			\$ 17,500.00			\$ 35,000.00			\$ 533,500.00			\$ 600,000.00			\$ 610,000.00			\$ Total \$610,000.00

Previous editions are obsolete

Page 1 of 1 pages 1

form HUD-4125 (12/97)

Public reporting burden for this collection of information is estimated to average 17 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information requires that each eligible applicant submit information to enable HUD to select the best projects for funding during annual competitions for the IC DBG Program. The information will be used by H U D to determine whether applications meet minimum screening eligibility requirements and application submission requirements. Applicants provide general information about the project which is preliminary to the review of the applicant's response to the criteria for rating the application. The information is essential for HUD in monitoring grants to ensure that grantees are making proper use of Federal dollars. Responses to the collection are required by Section 105 of the Department of Housing and Urban Development Reform Act (P.L. 101 -235) as amended by the Cranston-Gonzales National Affordable Housing Act of 1990. The information requested does not lend itself to confidentiality.

Instructions for Item 9 Schedule: Use Calendar Year (CY) quarters. Fill in the CY below. If the project begins in May, for example, enter under "1st Qtr.," A(April), M(May), J(June). Indicate time period required to complete each activity, e.g., acquisition, by entering "X" under the months it will begin and end. Draw a horizontal line from the first to the second "X." If the completion date will extend beyond the 8th quarter, enter date in the far right column and attach an explanation.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

0348-0046

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: GREENVILLE RANCHERIA OF MAIDU INDIANS * Street 1: P.O. BOX 279 Street 2: 410 MAIN STREET * City: GREENVILLE State: CA: California Zip: 95947 Congressional District, if known:		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: HOUSING AND URBAN DEVELOPMENT		7. * Federal Program Name/Description: Indian Community Development Block Grant Program CFDA Number, if applicable: 14.862
8. Federal Action Number, if known: 		9. Award Amount, if known: \$
10. a. Name and Address of Lobbying Registrant: Prefix: Ms. * First Name: Grace Middle Name: E * Last Name: Bush Suffix: * Street 1: P.O. Box 279 Street 2: 410 Main Street * City: Greenville State: CA: California Zip: 95947		
b. Individual Performing Services (including address if different from No. 10a) Prefix: * First Name: N/A Middle Name: * Last Name: N/A Suffix: * Street 1: Street 2: * City: State: Zip:		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: Grace Bush * Name: Prefix: Ms. * First Name: Grace Middle Name: E * Last Name: Bush Suffix: Title: Grantwriter-Housing Director Telephone No.: 530-596-4747 Date: 06/14/2011		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

Cost Summary

Indian Community Development
Block Grant (ICDBG)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 2/29/2012)

See Instructions and Public Reporting Statement on back.

1. Name of Applicant (as shown in item 5, Standard Form 424) Greenville Rancheria		2. Application/Grant Number (to be assigned by HUD upon submission)	
3. Original <input checked="" type="checkbox"/> (check here if this is the first submission to HUD)		Revision <input type="checkbox"/> (check here if submitted with implementation schedule as part of pre-award requirements)	
Amendment <input type="checkbox"/> (check here if submitted after HUD approval of grant)		Date June 10, 2011	
4. Project Name & Project Category (see instructions on back) a	ICDBG	Program Funds (in thousands of \$)	
	Amount Requested For each activity b	Other Source Amount c	Other Source of Other Funds for each activity d
Housing Acquisition & Closing Cost (8 multi-family units)	\$445,000.00		
Minor Repair (\$5,000.00 per unit)	\$40,000.00		
Environmental review (part 58)	\$15,000.00		
Relocation Cost (\$10,000.00 per unit)	\$80,000.00		
Project Management	\$10,000.00		
5. Administration			
a. General Management and Oversight	\$10,000.00	\$5,000.00	Greenville Rancheria
b. Indirect Costs: Enter indirect costs to be charged to the program pursuant to a cost allocation plan.			
c. Audit: Enter estimated cost of Program share of A-133 audits	\$5,000.00		
Administration Total*	\$15,000.00		
6. Planning The project description must address the proposed use of these funds.			
7. Technical Assistance Enter total amount of ICDBG funds requested for technical assistance. **			
8. Subtotal Enter totals of columns b. and c.	\$605,000.00	\$5,000.00	
9. Grand Total Enter sum of column b. plus column c.			\$610,000.00

* The total of items 5 and 6 cannot exceed 20% of the total ICDBG funds requested.

** No more than 10% of ICDBG funds requested may be used for technical assistance. If funds are requested under this line item, a separate project description must accompany the application to describe the technical assistance the application intends to obtain. Only technical assistance costs associated with the development of a capacity to under take an specific funded program activity are eligible (24 CFR 1003.206).

Public reporting burden for this collection of information is estimated to average 17 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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Instructions for Item 4.**Project Name and Project Type**

Participants enter the project name and the name of one of the following three categories of activities:

- Housing
- Community Facilities
- Economic Development

Also enter the component name if applicable. Use a separate Cost Summary sheet (form HUD 4123) for each project included in this application.

Examples of categories and/or components including examples of eligible activities are listed below:

Housing**Rehabilitation Component**

- Rehabilitation
- Demolition

Land to Support New Housing Component**New Housing Construction Component****Community Facilities****Infrastructure Component**

- Water
- Sewer
- Roads and Streets
- Storm Sewers

Buildings Component

- Health Clinic
- Day Care Center
- Community Center
- Multi-purpose Center

Economic Development

- Commercial (wholesale, retail)
- Industrial
- Motel/Hotel
- Restaurant
- Agriculture Development

R - manifest

Manifest for Grant Application # GRANT10898269

Grant Application XML file (total 1):

1. GrantApplication.xml. (size 23384 bytes)

Forms Included in Zip File(total 6):

1. Form SF424_2_1-V2.1.pdf (size 38878 bytes)
2. Form Attachments-V1.1.pdf (size 30181 bytes)
3. Form FaithBased_SurveyOnEEO-V1.2.pdf (size 32565 bytes)
4. Form HUD_FaxTransmittal-V1.1.pdf (size 28007 bytes)
5. Form SFLLL-V1.1.pdf (size 31104 bytes)
6. Form HUD_DisclosureUpdateReport-V1.1.pdf (size 36045 bytes)

Attachments Included in Zip File (total 11):

1. Attachments Attachments-ATT3-1236-GIR LOGIC MODEL.xls application/excel (size 2845696 bytes)
2. Attachments Attachments-ATT4-1237-GIR RESOL APPL & APPROVAL.pdf application/pdf (size 103300 bytes)
3. Attachments Attachments-ATT6-1239-GIR RESOL CODE CONDUCT & POLICY.pdf application/pdf (size 287372 bytes)
4. Attachments Attachments-ATT2-1235-IMPLEMENTATION 4125.doc application/msword (size 72192 bytes)
5. Attachments Attachments-ATT11-1244-SUPPORT REALTOR.pdf application/pdf (size 771246 bytes)
6. Attachments Attachments-ATT5-1238-GIR RESOL LEVERG & OPERATIONS.pdf application/pdf (size 95568 bytes)
7. Attachments Attachments-ATT8-1241-SUPPORT LETTER SOCIAL SERVICES.pdf application/pdf (size 489967 bytes)
8. Attachments Attachments-ATT1-1234-COST SUMMARY LAND ACQUIS.doc application/msword (size 53248 bytes)
9. Attachments Attachments-ATT7-1240-GIR PRJT DESCR & RATING FACTORS 1-5.docx null (size 96257 bytes)
10. Attachments Attachments-ATT10-1243-SUPPORT HR.pdf application/pdf (size 78442 bytes)
11. Attachments Attachments-ATT9-1242-SUPPORT EPA.pdf application/pdf (size 71248 bytes)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

06/14/2011

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

GREENVILLE RANCHERIA OF MAIDU INDIANS

* b. Employer/Taxpayer Identification Number (EIN/TIN):

68-0052490

* c. Organizational DUNS:

7802309750000

d. Address:

* Street1:

P.O. Box 279

Street2:

410 Main Street

* City:

Greenville

County/Parish:

Plumas

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95947-2175

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Grace

Middle Name:

E.

* Last Name:

Bush

Suffix:

Title:

Grantwriter-Housing Consultant

Organizational Affiliation:

Greenville Rancheria

* Telephone Number:

530-596-4747

Fax Number:

530-596-4749

* Email:

bushconsulting@thegrid.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

I: Indian/Native American Tribal Government (Federally Recognized)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.862

CFDA Title:

Indian Community Development Block Grant Program

* 12. Funding Opportunity Number:

FR-5500-N-04

* Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages (ICDBG)

13. Competition Identification Number:

ICDBG-04

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2011 ICDBG Land Acquisition with Affordable Housing

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2

b. Program/Project

4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2011

* b. End Date:

11/15/2012

18. Estimated Funding (\$):

* a. Federal	605,000.00
* b. Applicant	5,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	610,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Grace

Middle Name:

* Last Name:

Bush

Suffix:

* Title:

Grantwriter-Housing Director

* Telephone Number:

530-596-4747

Fax Number:

530-596-4749

* Email:

bushconsulting@thegrid.net

* Signature of Authorized Representative:

Grace Bush

* Date Signed:

06/14/2011

Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Purpose:

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

Instructions for Submitting the Survey

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name:	GREENVILLE RANCHERIA OF MAIDU INDIANS
Applicant's DUNS Name:	7802309750000
Federal Program:	Community Development Block Grant Program for Indian Tribes and Alaska Native Villages
CFDA Number:	14.862

1. Has the applicant ever received a grant or contract from the Federal government?

☒ Yes ☐ No

2. Is the applicant a faith-based organization?

☐ Yes ☒ No

3. Is the applicant a secular organization?

☒ Yes ☐ No

4. Does the applicant have 501(c)(3) status?

☐ Yes ☒ No

5. Is the applicant a local affiliate of a national organization?

☐ Yes ☒ No

6. How many full-time equivalent employees does the applicant have? (Check only one box).

☐ 3 or Fewer ☐ 15-50
☐ 4-5 ☒ 51-100
☐ 6-14 ☐ over 100

7. What is the size of the applicant's annual budget? (Check only one box.)

☐ Less Than \$150,000
☐ \$150,000 - \$299,999
☐ \$300,000 - \$499,999
☐ \$500,000 - \$999,999
☒ \$1,000,000 - \$4,999,999
☐ \$5,000,000 or more

Survey Instructions on Ensuring Equal Opportunity for Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

Paperwork Burden Statement

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to: The Agency Contact listed in this grant application package.

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0011
Expiration Date: 10/31/2012

Applicant/Recipient Information

* Duns Number: 7802309750000

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

GREENVILLE RANCHERIA OF MAIDU INDIANS

* Street1: P.O. Box 279

Street2: 410 Main Street

* City: Greenville

County: Plumas

* State: CA: California

* Zip Code: 95947-2175

* Country: USA: UNITED STATES

* Phone: 530-596-4747

2. Social Security Number or Employer ID Number: 68-0052490

* 3. HUD Program Name:

Indian Community Development Block Grant Program

* 4. Amount of HUD Assistance Requested/Received: \$ 610,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: 2011 Land Acquisition with Affordable Housing

* Street1: to be determined

Street2:

* City: Red Bluff

County: Tehama

* State: CA: California

* Zip Code: 96080-2175

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes

☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☐ Yes

☒ No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
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<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Certification

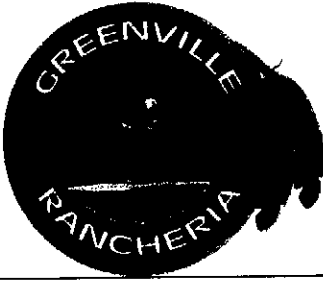
Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation. I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Grace Bush

06/14/2011



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

Resolution No. 06 2011- 8.2

- RESOLUTION:** Authorizing for the Greenville Rancheria to Prepare an Application for the Department of Housing and Urban Development, Office of Native American Programs, Fy'2011 Application for the Community Development Block Grant Program for Indian Tribes and Alaska Native Villages (ICDBG).
- WHEREAS,** The Greenville Rancheria ("Tribe") is a federally recognized Indian Tribe and;
- WHEREAS,** The Greenville Tribal Council ("Council") is the governing body of the Greenville Rancheria; and
- WHEREAS,** The Greenville Rancheria is eligible for all rights and privileges afforded to federally recognized Indian Tribes; and
- WHEREAS,** The Greenville Rancheria is obligated to the Greenville Rancheria tribal members to administer, manage, maintain, modernize, develop and provide affordable housing to the deserving low income Greenville Rancheria tribal members.
- WHEREAS,** The Greenville Rancheria wishes to submit an application to the Department of Housing and Urban Development, Office of Native American Programs, FY'2011 Community Development Block Grant Program for Indian tribes and Alaska Native Villages (ICDBG) in the amount of Six Hundred Five Thousand Dollars (\$605,000.00); and
- WHEREAS,** The Greenville Rancheria has provided information to it's members regarding ICDBG, housing activities and gives opportunity to discuss programs and provide comments, the Greenville Rancheria have considered any comments received;

NOW THEREFORE BE IT RESOLVED: That the Tribe hereby approves the ICDBG application and approves the submittal of that Application for a Land Acquisition for Affordable Housing Grant in the amount of Six Hundred Five Thousand Dollars (\$605,000.00) to the Department of Housing and Urban Development, Office of Native American Programs, FY'2011 Indian Community Development Block grant Program, and

BE IT FURTHER RESOLVED, that the Greenville Rancheria certifies that he Greenville Rancheria has met all citizen participation requirements of 24 CFR 1003.605(a) for it's FY'2011 Indian Community Development Block Grant Application, and


BE IT FURTHER RESOLVED, that the adoption of this Resolution NO. 06 2011.8.2 will serve to further certify that this is the policy by which the Greenville Rancheria will stand by and enforce.

BE IT FINALLY RESOLVED, that the Greenville Rancheria approves the transmission of this application and delegates authority to the tribal Chairperson, and to negotiate terms of this particular ICDBG grant.

CERTIFICATION

The foregoing resolution adopted by a vote of 3 for and 0 against, and 0 abstentions, at a duly called meeting of the Greenville Rancheria at which a quorum was present on the 8 day of June, 2011.

ATTEST:



Kyle Self, Tribal Chairman

CERTIFIED BY:



Tribal Councilperson

PROJECT DESCRIPTION

Project Description: Land Acquisition to Support New Housing

The Greenville Rancheria of Maidu Indians is a federally recognized tribe with the ambition to improve the quality of life for the Greenville Rancheria Tribal members, by the continued acquisition and development of affordable, safe and respectable homes and community facilities for its low income tribal members.

The 2011 ICDBG project is:

Project: Land Acquisition with Affordable Housing for low income tribal members

This FY'2011 ICDBG consists of acquiring land with existing multi-family project(s) on fee land within the Greenville Rancheria's designated geographical service area located within the state of California and moving low and moderate income tribal member families into the units in accordance with the existing Greenville Rancheria Low Rent Program.

The tribal member families will be selected in accordance with the established *Greenville Rancheria Low Rent Program policy*, which provides for low income eligible tribal members to reside in decent, safe and affordable residences. The Greenville Rancheria Tribe insures, through the *Greenville Rancheria Low Rent Program policy*, that the rents for these units are affordable, as the rents are capped at \$400.00 for "family" tribal members or 30% of their income whichever is less, and Elderly families' rents are capped at \$200.00 or 30% of their income, whichever is less.

In addition the Greenville Rancheria operates and maintains these acquired units as set forth in the *Greenville Rancheria Low Rent Program policy*, in order to maintain the Tribe's investment for long-term use by the qualifying tribal members.

This land acquisition was specifically identified in the FY'2011 Indian Housing Plan (IHP), submitted on behalf of the Greenville Rancheria as an affordable housing resource with a commensurate commitment of Indian Housing Block Grant funds of Five Thousand Dollars (\$5,000.00) for leveraging of this project.

RATING FACTOR 1: CAPACITY OF THE APPLICANT (30 POINTS)

1.1 Managerial, Technical and Administrative Capability, (30 points for new applicants)

The FY'2011 ICDBG Land Acquisition that Supports affordable housing "Project Team" consists of the following Greenville Rancheria learned and trained staff.

- Housing Consultant/Project Manager
- Environmental Director-support only
- Assistant to the Tribal Council/Chief Fiscal Officer
- Realtor/Broker (see attached Gipson Realty Commitment Letter).

This Project Team has recent, relevant, and successful experience with the Tribe's FY'2004 ICDBG Land Acquisition Grant, 2009 ARRA New Housing Construction Grant, and the annual Indian Housing Block Grants from 2004 to the current 2011 Indian Housing Block Grant. (see diagram 1.1a)

Project Team ~ Managerial and Technical Staff (8pts)

The Housing Consultant, Grace Bush, maintains recent, relevant, and successful housing experience. Ms. Bush will confer with Ben Gipson, Realtor ® in locating available and suitable existing multi-family units through the Real Estate brokerage office of Gipson Realty. The acquisition shall be administered by the Project Manager (Ms. Bush) in consultation with the Realtor/Broker. Greenville Rancheria support staff (fiscal clerks, EPA director, etc.) will assist the Project Manager, but are not part of the core project team, thus are not specifically identified within this narrative.

The Environmental Review will be conducted by Ms. Bush, Housing Director in accordance with 24 CFR Part 58. Ms. Allen, the Tribe's Chief Fiscal Officer, ("CFO") will provide oversight to all financial aspects of the project. In addition, the Chief Fiscal Officer, Ms. Allen has two (2) supportive full time fiscal staff that assist with the general financial duties.

Project Manager

The Housing Director, Grace Bush, has recent, relevant, and successful experience administering the Greenville Rancheria's 2004 ICDBG, and 2009 ARRA Housing projects as the project manager and housing director. Ms. Bush has worked with the Greenville Rancheria as their Housing Director for the past seven (7) years. Ms. Bush is a career Indian Housing professional, a certified property manager, and hosts a wealth of Indian Housing Development, Construction, Project management, Housing management, Grant management and most relevant Housing Acquisition experience. Ms. Bush recently attended a HUD training specifically on ICDBG grants. Ms. Bush has assisted the Greenville Rancheria in all but three (3) of their twenty nine

(29) separate housing acquisitions or new construction units the Tribe has acquired in the past 7 years. In addition Ms. Bush has written six (6) successful ICDBG grants, written grants for new construction of homes for Sixty Six (66) new homes, and over Three Hundred (300) apartments units for various Tribes and private corporations of Nevada and California. Ms. Bush has assisted with over 16 multi-family unit acquisitions and 6 individual home acquisitions in the most recent 2 years. As the Project Manager for the Greenville Rancheria FY'11 ICDBG grant for Land Acquisition that Supports Affordable Housing Ms. Bush indeed demonstrates the capacity and relevant experience to successfully administer the current project, including the real property acquisition, environmental review, repair/cleaning, relocation (if necessary) and tenant qualification and occupancy along with overseeing the sustainability of the on-going management of this project. Ms. Bush's detailed resume is available upon request.

Finance

The Assistant to the Tribal Council and Chief Financial Officer (CFO), Patty Allen, is responsible for the maintenance and operation of the Greenville Rancheria fiscal department that meets the fiscal responsibilities of the Greenville Rancheria and all U.S. Government and California State Standards in financial record keeping. Ms. Allen has been in her current position with the Tribe for 4 years (Ms. Allen worked for the Tribe in the fiscal clerk capacity previously) and is responsible for all financial aspects of the Tribe's extensive finances (over \$7,000,000.00 budget for 2011), including preparation of financial statements, the indirect cost proposal, operating budgets, and grantor agency reporting (SF425's, etc.). The CFO is also responsible for effective cash management, ensuring compliance with Tribal fiscal policies, and all applicable federal rules and regulations that govern financial reporting, record keeping and accountability, as well as directing the yearly financial audit. The CFO is well versed in OMB Circulars A-87, A-102 and A-133, and has attended trainings specific to financial management, grant management, etc. in order to insure her relevant experience is current and up-to-date, Ms. Allen has been on the project team for the past grants, 2009 ARRA and all the IHBG grants for the Tribe in the past 4 years, in addition she oversees the financial reporting and responsibility of 21 grants, with an estimated 2011 total in excess of Seven Million Dollars, (\$7,000,000.00). Ms. Allen's detailed resume is available upon request.

Realtor

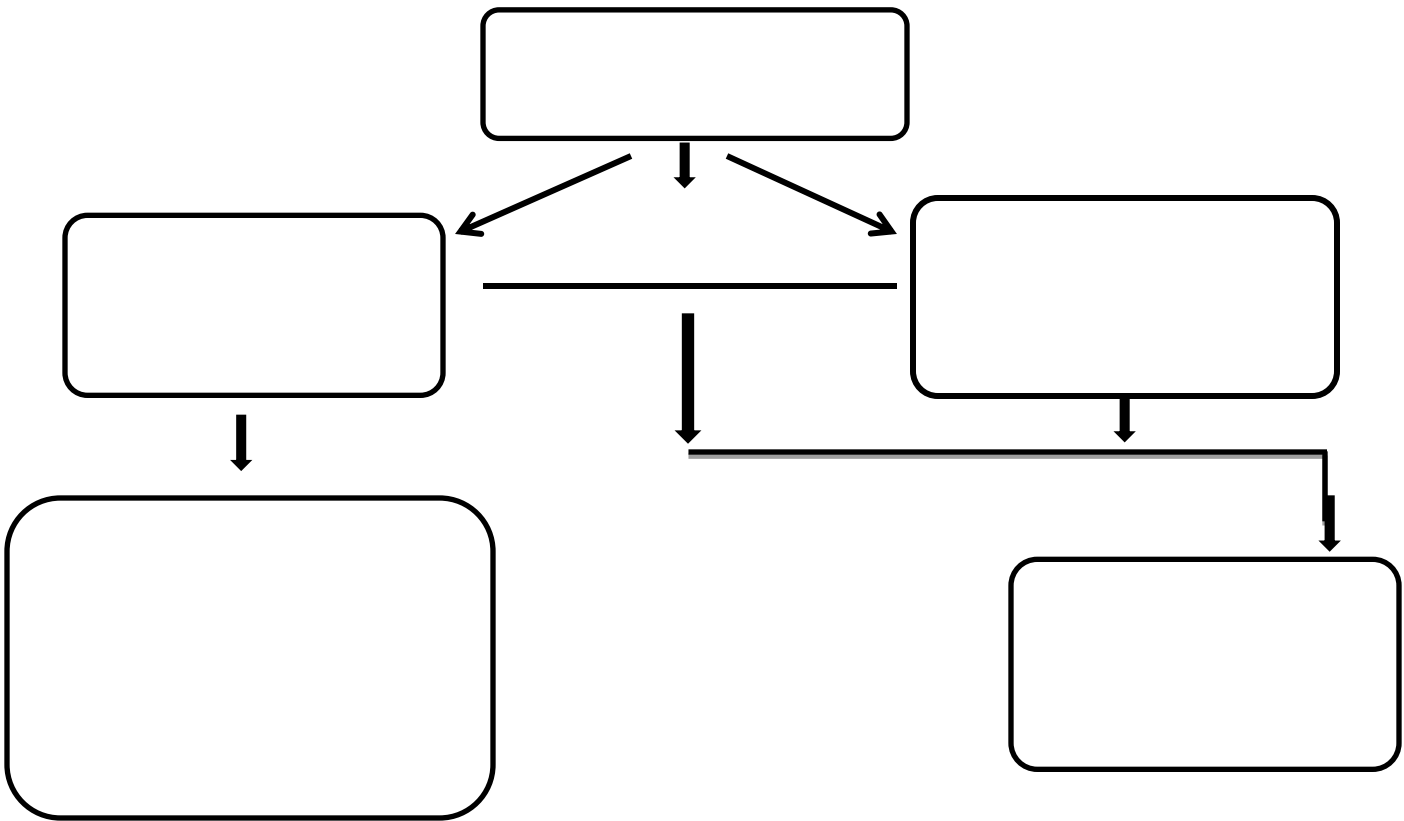
The Realtor/Broker, Ben Gipson, owner of Gipson Realty has the recent, relevant and successfully proven experience with real property sales and with working with the Greenville Rancheria. The Broker, Mr. Gipson assisted the Tribe with the successful FY' 2004 ICDBG Land Acquisition Grant and has advised the Tribe during the initial development of that ICDBG raw land into the current eight home development that has been occupied by Greenville Tribal members since 12/30/10. Mr. Gipson has served as a successful realtor/broker on a number of complex federally funded acquisitions as well as on larger scale income property apartment sales. Mr. Gipson, Realtor® will lend his experience to the FY' 2011 Land Acquisition that Supports Affordable Housing project of Greenville Rancheria, and will assist with a smooth and

cost effective long term real property investment for the Tribe. (see attached letter of commitment from Gipson Realty)

Clearly, the Project Team has the capacity to administer the FY' 2011 ICDBG Land Acquisition that Supports Affordable Housing Project. All team members have the recent, relevant, and successful project management experience, environmental experience, housing program management and tenant placement experience to complete this project in a timely manner, and insure the federal dollars are invested in a property that the Greenville Rancheria will be able to sustain for many, many years to come and include this property in the Tribe's current affordable rental housing inventory that will be immediately available to the qualified low income tribal members for their occupancy. (see diagram of work flow and project team)

Diagram 1.1a

**FY'2011 INDIAN COMMUNITY DEVELOPMENT BLOCK GRANT
FOR
LAND ACQUISITION THAT SUPPORTS AFFORDABLE HOUSING**



1.1.b. Project Implementation Plan (8pts.)

Background

The Greenville Rancheria has held the necessary Community meeting and Citizen comment sessions to discuss the tribal communities housing needs. In addition the Tribe holds open weekly public meetings that all tribal member's are urged to attend. Tribal Member comments are encouraged during the comment periods. The lack of affordable housing available for the low income Greenville Rancheria Tribal Members is most evident. In the past 7 years the Tribe has developed housing programs through a low rent rental program, a homeownership program, and a move-in assistance program. The Tribe's well established Low Rent Rental Program allows for low income tribal member's to qualify for the Tribe's rental properties, and this policy emphasizes that the Tribe operate and maintain the rental properties at the highest standard in order to protect and preserve this limited and crucial rental property for the Tribal member's long term use. The Greenville Rancheria maintains over 25 affordable units in all to assist the ever present demand for affordable rental housing to assist the Greenville Rancheria tribal members that are in need of available, decent safe and affordable housing for their families.

Implementation Plan

It is anticipated that the HUD office will review, award and announce the FY'2011 ICDBG recipients by October 2011. Once the Greenville Rancheria ("Tribe") is notified and complies with any pre-award conditions, the Tribe will immediately notify Ben Gipson Realty of the successful award. The Project Team will meet and establish a plan of action depending on the current real estate market, the grant award, review the estimated implementation plan for amendment (HUD-4125). The project team will then target all multi-family units (duplexes, four-plexes, etc.) built after 1978 for potential on-site walk visits that meet the Tribe's criteria and budget of a total purchase price not to exceed \$445,000.00.

Offers will be made in accordance with 24 CFR 1003.602 and all other applicable laws. Currently, there are over seventy (70) multi-family units available in the Greenville Rancheria service area (see attached Gipson Realty correspondence). It is reasonable to assume that with grant funds available to the Tribe, the majority of these available properties will still be available for the Tribe to make an offer once they receive their ICDBG award.

Once eligible properties are identified, the Project Manager will consult with the Project team Realtor, Mr. Gipson, and will determine, considering the current market, the length of time the property has been listed on the market, condition of property etc.. and with Tribal Council consultation, inspection, direction and approval will make an educated offer with the following pre-sale conditions:

All properties/offers must meet the following criteria:

1. Issuance of a clear Title Report (with no encumbrances)
2. Property Inspections and relevant testing (i.e., Well, Septic and Pest).
3. Must have Environmental studies, environmental review and NEPA clearances
4. Subject property is not in a floodplain, per FEMA.
5. Seller provides current survey and/or property bounding markings.
6. All State and County regulatory disclosures
7. Seller grants buyer and buyer's agent's access to subject property to inspect and perform property review (environmentals, inspections, etc.) during reasonable business hours.
8. A current appraisal substantiating the selling price at or below fair market value.
9. It is agreed that Seller will continue to rent and re-rent the units during the time of escrow. Once the Seller is notified that the Buyer has received the grant funds, then the Buyer will request that the units not be re-rented as the Buyer must comply with the Uniform Relocation Act.

Tax exemption of this property shall be implemented through the Local Cooperation Agreement between the Greenville Rancheria Tribe and the County Tax Assessor's office via the California Board of Equalization 237 process, which allows that tribally-owned residential properties housing low income Tribal members in California receive property tax exemption. Property insurance will be provided for the acquired property through AMERIND Risk Management Insurance.

Once the property is in escrow, the Tribe will begin the Environmental Review process to insure environmental clearance. This will be a simple review as most properties will be categorically excluded as the Tribe will not be changing the use of the property (residential). Legal review of purchase agreements will be conducted prior to the opening of escrow.

The Tribe will open escrow at the local Title & Escrow Company. It is anticipated that 1% of the purchase price will be used as the earnest money deposit for the property. It is estimated that \$17,500.00 of the ICDBG grant funds will be drawn during the project quarter ending December 2011, for the completion of the legal review (if necessary), Environmental Review, escrow deposits and administration.

Prior to the close of escrow, the remaining purchase price and all associated closing costs will be drawn. The ICDBG grant funds will be wired direct from the Tribe's account to the escrow company in order to fulfill the Tribe's obligation to the Seller and the Escrow Company. The estimated ICDBG drawdown for the quarter ending March 2011, is estimated at \$17,500.00.

Additional ICDBG funds will be drawn for general management/administration, and minor repair and cleaning, selecting and moving new residents, and for relocation expenses if there are existing tenants in the units, which is required under the Uniform Relocation Act. Estimated cumulative Housing Development draws by August 2012 total \$600,000.00.

By October 2012 an additional \$5,000.00 in IHBG funds is expected to be drawn down for the project share of audit costs, administration, etc., for a total of \$610,000.00(see HUD-4125).

1.c. Financial Management (7 points)

The Greenville Rancheria (“Tribe”) has demonstrated it’s experience and ability to implement, administer, and maintain federally funded programs. The Tribe received a \$2,000,000.00 ARRA grant for their “shovel ready” project in August 2009 and by the end of December 2010, all eight (8) homes were complete, and occupied.

All tribal audits for the Greenville Rancheria are current. The Greenville Rancheria Tribe follows all applicable policies, guidance and requirements of OMB Circular A-87, Cost Principles applicable to Grants, Contracts and other Agreements with State and Local Governments (2 CFR Part 225 and Appendix A); OMB Circular A-122, Cost Principles for Nonprofit Organizations (2 CFR Part 230); OMB Circular A-133, Audits of State and local Governments and Nonprofit Organizations; the regulations at 24 CFR Part 1003; and the regulations at 24 CFR Part 85 as follows:

Financial Reporting: All transactions will be properly supported, recorded and disclosed in the accounting system and will allow for accurate, timely, relevant, and complete financial reporting.

Accounting Records: All accounting records will be properly kept in accordance with GAAP, grant requirements and tribal policy to ensure that all receipts and disbursements of funds will be properly supported, authorized and traceable to their origins. All items will be properly classified as to type (asset, liability, expenditure, or revenue).

Internal Controls: Strict adherence to the Tribe’s sound internal controls will be followed including accountability for all assets, proper tracking and recording of all assets, and preventing unauthorized access to and the safeguarding of all assets. Appropriate segregation of duties will be maintained to ensure that no one individual has responsibility for more than one of the three transaction components:

- 1) Authorization (Project Manager/Tribal Council)
- 2) Custody of Assets (CFO)
- 3) Recordkeeping (fiscal clerks)

Budget Management: As per tribal policy and procedure, the operational budget for this project will be formally adopted with the submittal of this grant. Proposed expenditures will be compared to the approved budget before being authorized. Budget to actual reports will be prepared and any variances accounted for.

Allowable Costs: All applicable federal, grantor agency, and tribal requirements as well as cost principles will be consistently identified and applied in determining the reasonableness, allocations and allowance of costs.

Source Documentation: All approved expenditures will be properly supported by the appropriate source documents, including, but not limited to, invoices, time cards, accounts payable vouchers, check requests, purchase orders and approved contracts.

Cash Management: Drawdowns will be requested through the LOCCS system prior to disbursements being made to ensure that funds are disbursed within three days of the receipt of funds. Depending upon the size of the transaction, the disbursements may not be made until actual confirmation of the deposit of the funds have been made into the Tribe's account. This approach requires the daily monitoring of cash accounts but ensures that the three day requirement is fulfilled. Drawdowns will be properly tracked and recorded by date, amount, source, and tracking transaction number on a schedule to ensure completeness in the accounting records.

Financial System Application to the Project: Upon official notification of the awarding of the ICDBG Grant, the Fiscal Officer and the project manager will review the established budget. All necessary procurement activities will be initiated by the Project manager. All requests for distribution of ICDBG grant funds will be supported by the appropriate documentation and substantiated in the budget. Purchase orders, invoices, approved contracts, approved time cards, authorized check requests, etc., will all be necessary prior to expending the ICDBG grant funds.

Once approval from the project manager and the CFO is received, the actual draw of the ICDBG funds from LOCCS will occur. The actual draw from the LOCCS system is done through the following chain of command.

1. LOCCS draw request ~ form completed by the CFO
2. LOCCS draw request ~ approved by Authorizing Official ~ Tribal Chairman
3. LOCCS draw request ~ Drawn by the authorized LOCCS person ~ Project Mgr. who has no access to these funds.
4. LOCCS fund are wired into the Tribe's account
5. LOCCS funds are disbursed into individual payments with back-up documentation by the fiscal clerks.
6. Checks are drawn and presented for signature to the authorized tribal council check signers.
7. Bank account is reconciled by the CFO.

Bi-Monthly budget to actual comparisons will be provided to the Project Manager. All proposed variances from the original approved budgeted amount will be pre-approved and any variances will be reviewed and accounted for. Monthly budget to actual comparisons will be distributed to the Greenville Rancheria Tribal Council for discussion, review and any necessary adjustment to the budget will be made by the appropriate governing authority, Greenville Tribal Council.

Monthly the Project Manager will obtain the LOCCS information (drawdowns, remaining balance, etc.) and present to the Tribe's CFO. To prepare the financial statements and SF-425's, the CFO will reconcile the monthly grant activity using the accounting system reports, bank

statements, the schedule of draws, and the current LOCCS information. The SF-425's along with supporting documentation will then be provided to the Project Manager and submitted to the grantor agency (HUD).

1.d~Procurement and Contract Management (7 points)

The Greenville Rancheria shall follow procurement policy for the purposes of carrying out the objectives within the FY' 2011 ICDBG project. The policy serves as the control over the purchase of goods, services, and reports in accordance with 24 CFR 85 and 24 CFR 1003. Indian preference is established by the Tribe's Procurement Policy. This procurement policy meets or exceeds all HUD procurement requirements and has been tested by HUD through an on-site policy review.

The Greenville Rancheria appoints and delegates procurement authority and administration to the Project Manager, for this project. The Project manager is responsible for the execution and administration of any and all contracts for this project. The Project Manager shall be responsible for the procurement of goods, services, and acquisition. The execution of such responsibility shall be at all times in the best interest of the Greenville Rancheria in accordance with the standards established with the Tribe's Procurement Policy.

All property that is acquired for the Greenville Rancheria is held by the Greenville Rancheria; therefore the Tribal Chairman, Kyle Self, shall execute all escrow documents.

The following are the standards for all procurement actions of the Greenville Rancheria:

1. Maintain a contract administration system to ensure the contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.
2. Maintain a written code of standards of conduct governing the performance of employees engaged in the award and administration of contracts ensuring that no employee, officer or agent of the Greenville Rancheria, shall participate in the selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
3. Provide for a review of proposed procurements to avoid purchase of unnecessary or duplicative items giving consideration to consolidating or breaking out procurements to obtain a more economical approach.
4. When feasible, pursue local intergovernmental agreements for procurement or use of common goods and services; use Federal excess and surplus property; and use "value engineering" clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions.

5. Make awards only to responsible contractors possessing the ability to perform successfully under the terms and conditions of proposed procurement giving consideration to such matters as contractor integrity, compliance with public policy, record or past performance, and financial and technical resources.
6. Maintain records sufficient to detail the significant history of a procurement that at a minimum shall include documentation of the rationale for; the method of procurement chosen, selection of contract type, contractor selection or rejection, efforts to provide preference to Indian –owned organizations and enterprises, and the basis for the contract price.
7. Do not use “time and material” contract types and/or use only in cases it is determined that no other contract type is suitable and on the condition that the contract includes a ceiling price that the contractor exceeds at its own risk.
8. Use good administrative practice, and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements, ensuring that protest procedures are followed, and in all instances, disclosing information regarding the protest to the awarding agency of the funds used in the procurement.
9. Ensure the fair and equitable treatment of all persons who deal with the procurement system of the Greenville Rancheria providing full and open competition consistent with the regulatory standards of 24 CFR § 85.36.
10. Ensure compliance with the applicable administrative requirements of the 24 CFR§ 1003, the federal procurement regulations of 24 CFR§85.36, and any other applicable federal, state, local, or tribal laws or regulations; and finally,
11. In accordance with Section 7(b) of the Indian Self Determination Act (25 U.S.C. 450e(b)), to the greatest extent feasible, provide preference in the award of contracts and subcontracts to Indian organizations or Indian-owned economic enterprises as defined in Section 3 of the Indian Financing Act of 12974(25 U.S.C. 1452).

All procurement and contract management within the proposed project shall be administered by the Greenville Rancheria in accordance with it’s procurement policies, contract management system and the Tribe’s Indian preference methods.

RATING FACTOR 2: NEED/EXTENT OF THE PROBLEM (16 POINTS)

2.1 Need and Viability Capability, (4 Points for New Applicants)

Measurable and concise data supports the need of the proposed project and demonstrates that this Greenville Rancheria Land Acquisition that Supports Affordable Housing Project is critically viable to the Greenville Rancheria tribal community. The clear and concise data is found within the continued success of our Low Income Rental Program and within the Low-Income Rental Program Waiting Lists.

The Greenville Rancheria Low income rental program is well established in the Greenville Rancheria service areas. To meet the needs and diversity of the Greenville Rancheria tribal members the Greenville Rancheria Tribe has rental properties in four (4) distinct communities within the Greenville Rancheria Geographical Service area. The funds for new housing acquisitions or new development in order to increase the low rent affordable housing units needed by the tribal members is not readily available to the Tribe. Greenville Rancheria is a small, nearly minimally funded tribe. Unfortunately the IHBG grant funds the Tribe receives averages in the low One Hundred Thousand Dollars, (\$100,000.00) annually. While in turn, the HUD formula readily admits that the TDC's or Total Development Costs to build a new home in the Greenville Service area is over Two Hundred Ninety Thousand Dollars, (\$292,238.00). Therefore, the Tribe is annually funded less then one-half (1/2) the cost to construct just one (1) home.

The One Hundred Thousand Dollars (\$100,000.00) average in Indian Housing Block Grant ("IHBG") funds includes operating and maintaining the Tribe's current sixteen (16) NAHASDA assisted units, administration, management and maintenance of the Tribe's current affordable housing inventory. Due to the on-going and ever present need for additional housing for the Greenville Rancheria members, and the limited amount of IHBG funds received by the Tribe, the Greenville Rancheria has decided to utilize the IHBG funds for operating, administering and maintaining the housing inventory, and will seek ICDBG and other grants to address the demand for additional units. That is the purpose of this FY'2011 ICDBG application for Land Acquisition that Supports Affordable Housing.

Therefore the Greenville Rancheria must seek outside funding sources such as the ICDBG grants, etc., in order to afford to acquire additional affordable dwellings for the low income qualified tribal members of the Greenville Rancheria. Without outside grant funding (ICDBG, ARRA, etc.) the Greenville Rancheria would only be in a position to maintain what they have, and not be able to grow the inventory which is what the tribal community needs and is clearly demonstrated below:

Currently the Greenville Rancheria can demonstrate the need for additional affordable rental units. Of the current Greenville Rancheria tribal members the following are the bleak facts of the status of the low income tribal members that remain without affordable residences:

Tribe	AIAN Persons	Households with less than 30% of median income	Households between 30% -50% of median income	Households between 50%-80% of median income	AIAN overcrowded	Severe costs greater than 50% of their income	Housing Shortage
Greenville Rancheria	288	25	19	24	17	25	68

Source: Printed May 2011 ~FY2011 Final Allocation ~ U.S. Housing and Urban Development

As is easily demonstrated utilizing the CENSUS distributed by the HUD office, the Tribe is currently in need of 68 homes , with 17 families living in an unsafe and overcrowded manner, and 25 families are paying over 50% of their income to rent. This statistic will be alleviated most rapidly with land acquisition supporting affordable residences, and that is why the Greenville Rancheria is first and foremost seeking multi-family units, in order to meet the most immediate need and house the highest number of low income families with the limited amount of ICDBG funds.

Homeownership is the eventual goal of all families, and of the Greenville Rancheria Tribe, however, with the desperate need of the homeless, overcrowded families, paying high rental costs, the Tribe is prioritizing multi-family units at this time.

The proposed housing acquisition project not only creates permanent safe and affordable dwellings for an anticipated four (4) to eight (8) families. In addition, the need for this safe, sanitary and affordable rental housing is quantitatively demonstrated by the current and active Greenville Rancheria Low Income Rental Program waiting list in which 21 families are in need of affordable rental housing. The Low Income Rental waiting lists selection preference is defined in the *Greenville Rancheria Low Rent Rental Policy* and displayed in the following excerpt from the Low Income Rent program for review and reference:

Greenville Rancheria Low Income Rental Housing Admission Criteria

It will be the policy of the Greenville Rancheria to give preference to eligible participants seeking housing assistance in the manner outlined based on the rating system below:

Family Status

- *Elder & Near Elderly 55+years* 5
points
- *Family* 3
2 or more persons (1 adult & 1 minor child)
points

- | | | |
|------------------------|------------------|----------------|
| • <i>Single person</i> | <i>1 person</i> | <i>1 point</i> |
| • <i>2 adults</i> | <i>2 persons</i> | <i>2</i> |
| <i>points</i> | | |

Handicap/Disabled ~ Head of household or household member

- | | | |
|-------------------|--|----------|
| • <i>Handicap</i> | <i>Documented on a Permanent basis</i> | <i>5</i> |
| <i>points</i> | | |
| • <i>Disabled</i> | <i>Documented on a Temporary basis</i> | <i>4</i> |
| <i>points</i> | | |

Housing Status

- *Tribal Household is living in a homeless situation (staying with family/
Friends with no bedroom for the family)* *8 pts*
- *Imminent Threat-danger present (electrical, water, sewer, not sanitary)* *7 pts*
- *Involuntarily displaced-at no fault of their own w/documentation from
housing owner (forced sale, 30 day notice for non-breach of the lease)* *6pts*
- *Substandard unit & overcrowded (more then 2 persons per bedroom)* *5pts*
- *Substandard unit but not overcrowded* *4 pts*
- *Standard unit but overcrowded (more then 2 persons per bedroom)* *2 pts*
- *Tribal Household that has resided in a Greenville Rancheria affordable
Residence in the past 1 year.* *0 pts*
- *Tribal Household that has not resided in a Greenville Rancheria affordable
Residence in the past 3 years.* *5pts*
- *Tribal Household that has not resided in a Greenville Rancheria affordable
Residence in the past 5 years.* *8 pts*
- *Tribal Household that has never resided in a Greenville Rancheria affordable
Residence.* *10 pts*
- *Tribal household that has qualified for other housing but waived their
Right in order to be placed on more appropriate housing to be offered
from the Tribe* *10pts*

Family Size

- *Household with children. 2 points per minor child up to 4 children
(points will never exceed 8 points total)* *2pts**

- *No minor children living in the home* *1pts*

**Household must have documentation of custody of the minor children in the home*

Tribal/Veteran Status

- *Enrolled Tribal Member* *8pts*
- *Non-Indian w/tribal member children that are registered with the Tribe* *5 pts*
- *Veteran* *3 pts*

Income Status

- *Tribal Member household with verifiable active employment* *10 pts*
- *Tribal Member with regular monthly income (social security, retirement, This income excludes revenue sharing)* *10 pts*
- *Tribal Member household with head of household a full time student* *5 pts*
- *Tribal Member with child support, welfare, AFDC, as income* *2 pts*
- *Tribal Member household with only Tribal revenue sharing as income* *0 pts*

The total overall points acquired from this rating sheet will rank the need for housing.

Tie Breaker

In the event of a point tie, a tie breaker has been pre-established and will be determined by:

1. *Random Draw, which will be drawn at a regularly scheduled Greenville Rancheria Council meeting. All “tied” participant names will be placed into the same container, and will be drawn by a random person at the meeting.*

If the applicant is willing to accept the unit offered but is unable to move at the time of the offer and provides clear evidence of their inability to move, the applicant shall retain their place on the eligible waiting list and be offered the next succeeding vacancy of appropriate size. If an applicant presents to the satisfaction of the Greenville Rancheria clear evidence that acceptance of a given offer of a suitable vacancy will result in undue hardship or handicap, such as inaccessibility to source of employment, children’s day care, and the applicant shall retain their place on the eligible waiting list and be offered the next succeeding vacancy of appropriate size.

The current qualified and eligible Greenville Rancheria tribal member waiting list is summarized as the following:

NO.	Applied	Completed	Points	Notes	Income Level	Status
1	8/1/09	8/15/09	40	overcrowded	Very low	*rejected 1 offered unit
2	8/7/09	8/20/09	40	Need affordable	Very low	No unit avail.
3	10/1/10	10/15/10	40	Paying over 50%	Very low	No unit avail
4	9/7/10	10/05/10	38	Need affordable	Very low	No unit avail.
5	5/7/10	7/1/10	38	Homeless/staying with family	Very low	No unit avail
6	1/6/09	3/05/09	34	overcrowded	Very low	No unit avail.
7	3/5/11	5/1/11	34	Homeless/staying with family	Very low	No unit avail
10	8/3/10	9/7/10	32	Paying over 50%	Very low	No unit avail.
11	2/3/11	2/25/11	30	overcrowded	Very low	No unit avail
12	8/09/10	9/3/10	30	Paying over 50%	Very low	No unit avail.
13	7/23/10	8/15/10	28	Homeless/staying with family	Very low	No unit avail
14	3/01/10	3/28/10	28	Homeless/staying with family	Very low	No unit avail.
15	5/01/11	5/15/11	26	Paying over 50%	Very low	No unit avail
16	4/04/10	4/30/10	26	Paying over 50%	Very low	No unit avail.
17	5/20/11	6/1/11	24	Paying over 50%	Very low	No unit avail
18	3/23/11	4/20/11	24	Homeless/staying with family	Very low	No unit avail.
19	12/10/10	12/20/10	22	Paying over 50%	Very low	No unit avail
20	10/25/10	11/07/10	20	Paying over 50%	Very low	No unit avail.
21	4/3/11	4/18/11	18	Homeless/staying with family	Very low	No unit avail

Therefore, the proposed project actually creates direct, quantifiable, safe, affordable, and permanent housing for the Greenville Rancheria low income families. It is the Tribe's intention that they will house four to eight families, depending upon the current real estate market, and the actual award of an ICDBG grant in 2011. This clear and verifiable information demonstrates that the proposed project meets an essential community development need.

This FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project is critical to the viability of the Greenville Rancheria Tribal Community because:

1. It creates safe, affordable, housing.
2. Alleviates unsafe, overcrowded living situations which may contribute or enhance domestic violence, addiction and substance abuse issues.
3. Provides hope to the community and individual families within the community that the reality of an affordable, safe and well managed rental home will become a reality to their family.

Project Benefit (12 points)

2.c Land Acquisition to Support New Housing

The need for the proposed project is determined by utilizing data from the Greenville Rancheria's 2010 Indian Housing block grant formula. The dollar amount for the Greenville Rancheria as determined by Factor 2 Needs Table is **\$728.00**.

Therefore the Greenville Rancheria amount is within the established amounts of \$327-\$750 which allows the Tribe to receive the entire 12 points eligible for the Project Benefit.

RATING FACTOR 3: SOUNDNESS OF APPROACH (36 POINTS)

3.1 Description of and Rationale for Proposed Project (12 points)

The proposed project Land Acquisition that Supports Affordable Housing was developed as a result to meet the needs identified in Rating Factor 2. The Greenville Rancheria of Maidu Indians, of California is a landless Tribe located within a rural geographical service area with no residential developable land. The Greenville Rancheria is bound to its original home and geographical service area. The Tribe has developed very successful two medical and two dental clinics to serve the tribal members within the geographical service areas. The Tribe has much invested in the land, and cultural ties to their lands; and the Tribe is not interested in relocation to support housing outside of the Greenville Rancheria's service areas. Land Acquisition to Support Affordable housing is essential to support the Greenville Rancheria Low Rent program that is critical to maintaining the well being, and stability of the many low income members of the Greenville Rancheria Tribe, as documented in Rating Factor 2 of this application. Purchasing existing multi-family units is the most cost effective, efficient and expedient manner in which to begin to alleviate the urgent and ever present need for decent, safe, affordable housing.

The Greenville Rancheria FY'2011 ICDBG Land Acquisition that Supports Affordable Housing proposal is written to purchase existing low rent housing units rather than develop raw land to meet the needs identified in Rating Factor 2, and is based on cost, location and recent and relevant Greenville Rancheria and tribal staff experience. The Greenville Rancheria has just successfully completed an eight home subdivision in December 2010, which was built from the raw land with no infrastructure to a full fledged 8 home subdivision with street, gutters, sidewalks, fencing, landscaping and 8 energy star homes. In previous years, the identified Project Team (Bush, Allen, Gipson, GIR Tribal Council) and Tribe have enjoyed much success in purchasing three (3) separate properties that had previously developed duplex units constructed on them. Although the construction of the newest 8 homes constructed on undeveloped ICDBG acquired land, and built with ARRA grant funds was hugely successful, the costs of the building and infrastructure alone were extraordinary, and the Tribe expended every dollar available of the Two Million dollar (\$2,000,000.00) ARRA grant, just on the construction, infrastructure, architectural/engineering, permitting, and bringing utilities for the eight homes.

With the Greenville Rancheria FY'2011 ICDBG grant limited to a Six Hundred Five Thousand Dollar (\$605,00.00) grant amount, it is just not feasible to propose the acquisition of raw land, and begin the construction planning, even in phasing the project, with the limited size of the Greenville Rancheria IHBG funding, limited number of support staff, it is not feasible to develop raw land, simply the real estate market is so conducive to purchasing existing rentals it is not cost effective to develop new buildings.

The Greenville Rancheria is aware of the Uniform Relocation Act ("URA"), and will comply with all aspects, however, the GIR when initially seeking properties will review available bank owned, or foreclosed vacant properties first. This would allow the Tribe to conserve the IHBG funds budgeted for the costs of relocation of existing tenants. If the Tribe has no relocation

expenses with this project the additional and budgeted URA funds will be applied to the cost of acquisition of the project.

Simply for demonstration purposes, the Greenville Rancheria has provided comparable project costs divided into nine basic categories, including Management & Oversight, Environmental Review, Purchasing Existing Property, Acquisition of Land for New Construction, Infrastructure Development, Construction, Landscaping, Minor Rehab, Audit Costs. This information is demonstrated in the table below which sets forth the estimated costs of the proposed project and clearly demonstrates the cost efficiency of purchasing existing units vs. developing and building new units.

~Purchasing Existing Housing vs. Developing Housing with Raw land.

Project Activity	Developing Raw Land	Purchasing Existing Land with Existing Housing	Variance	Comments
Management & Oversight	\$125,000.00	\$15,000.00	110,000.00	Time for negotiation of contracts, supervision, inspections, etc.
Environmental Review	\$25,000.00	\$15,000.00	10,000.00	
Project Mgmt	\$25,000.00	\$10,000.00	10,000.00	
Purchasing Existing Property w/closing costs		\$445,000.00	(445,000.00)	
Acquisition of Land suitable for New Construction	\$150,000.00		150,000.00	
Infrastructure Development	\$100,000.00		100,000.00	
Construction	\$960,000.00		960,000.00	
Permits/Impact Fees	\$300,000.00		300,000.00	
Relocation		\$80,000.00	(\$80,000.00)	
Architectural/Engineering	\$40,000.00		40,000.00	
Landscaping	\$85,000.00		85,000.00	
Minor Repair/Cleaning		\$10,000.00	(10,000.00)	
Share of Audit Costs	\$15,000.00	5,000.00	10,000.00	
Total	\$1,825,000.00	\$610,000.00	\$1,215,000.00	

The management and oversight cost for the proposed housing acquisition project was based on estimated time of the Project Team during the preparation of agreements, consultation, contracting renovation/repairs, inspections, supervision, selection and placement of low income qualified resident's into the homes. The cost estimate for the Management and Oversight of the proposed project is \$15,000.00 for a savings of **\$97,500.00 over development of raw land.**

Management and Oversight for the alternative development option, acquisition of raw land and construction, is conservatively estimated at \$1,825,000.00. Solicitation and or arrangements for environmental review would need to be administered; administration of the infrastructure development may also require additional work with Indian Health Services or private engineers, additional contractors; and the contracting management of the construction would take several the better part of 24 months. Managing and retaining the appropriate permits with the local authorities (City, County) as well as preparing and arranging agreements, sub-recipient agreements, and other government documents would also be accrued in the costs.

Environmental Review for purchasing existing housing is estimated to be far less of an expense then it would be for preparing an Environmental Assessment for the new development of raw land. The acquisition of existing housing is typically categorically excluded, as the Tribe would not be changing the use of the land, and the property would continue to be used for the use it was intended. Developing raw land would require an environmental assessment, typically estimated at an approximate cost of \$15,000.00, depending upon the specific site, whether or not there might be mitigating factors present on the property. In addition, it is difficult to find buildable raw land within the Greenville Rancheria service area as many of the communities are notoriously close to wetlands, protected woodland areas, etc.. An estimate of \$10,000.00 is budgeted for the environmental review, as savings of an additional **\$5,000.00.**

Cost of acquiring raw land vs. cost of acquiring existing housing was determined by estimating the cost of purchasing raw land and the cost of infrastructure compared to the cost of purchasing existing multi-family properties. The cost of purchasing existing multi-family properties is estimated at \$220,000.00 per property for a total of \$445,000.00. Title, fees, and other associated closing costs are estimated at \$5,000.00 for a total price of \$445,000.00.

Available parcel sizes eligible for development are parcels of .50 acre parcel or more. Much of the vacant land in the Greenville Rancheria service area is unused or abandoned farm, grazing or pasture, and the Tribe must be aware that many available properties are under the Williamson Act, which does not allow for residential development unless high penalties are paid, which would disallow residential multi-family zoning or construction. The raw land parcels are not necessarily located in an area that would be suitable for the proposed project, near schools, post offices, medical services, city garbage services, retail outlets, etc.. Due to the limited funds available with the FY'2011 ICDBG ceiling at Six Hundred Five Thousand Dollars, (\$605,000.00) the ability to purchase large parcels and build them in accordance with the guidelines of the ICDBG program is not financially feasible. In addition the ICDBG requires a 25% build out of the acquired raw land acquisition, and with the limited IHBG funds (average \$100,000.00 annually) the Tribe receives the funds to build units is just not available for the Tribe.

Infrastructure development cost will essentially not be incurred with the purchase of the proposed existing units. The infrastructure associated with the proposed Land Acquisition that Supports Affordable Housing that the Greenville Rancheria will purchase will already be established and in place, (city water, sewer systems, electricity, streetlights, wastewater, etc). Streets, curbs, and driveways, etc., are typically also established with the initial development. Infrastructure for the alternative raw development option is conservatively estimated at \$100,000.00. This is calculated with the assumption that the prospective raw land – new development property is near already established utilities. This is however, not always the case and utilities must be brought in from a long distance which is even more costly. The budget for infrastructure is estimated for driveways, streets, curbs or pavement and the bulk of the allocation would be for the sewer, water, wastewater, power gas, permits and hook up fees.

Construction costs were estimated at a conservative rate per square foot of approximately \$125.00. Therefore, it is estimated that the construction cost for 2 multi-family buildings (average size) would cost \$220,000.00 each or \$440,000.00. This figure is based on current and recent sales of four-plexes within the Tribe's service area.

The estimated costs for landscaping including backyard fencing, irrigation, sod, etc., is \$5,000.00 per property or a total of \$10,000.00. Likewise it is estimated to cost \$5,000.00 per property for minor repair and clean when purchasing existing properties.

Program share of audit costs are estimated at \$15,000.00 for purchasing raw land and developing new housing as opposed to \$5,000.00 for acquiring existing properties, an additional **\$10,000.00** in savings. There are many more transactions and contracts involved with managing construction rather than purchasing existing multi-family properties.

Therefore, the combined estimate of acquiring raw land, splitting the parcel, constructing the infrastructure, constructing the houses, landscaping, management and oversight, including environmental review and legal review total \$1,825,000.00 compared to an estimated \$610,000.00 for purchasing existing multi-family dwellings. A savings of more than double the cost or **\$1,215,000.00**.

Due to the unique conditions of a landless Tribe and location of the Greenville Rancheria Geographical Service area, the current economy, "buyer's" housing real estate market, and the intention of the proposed project and the proven success of the Greenville Rancheria low rent program, it is much more feasible and a more effective and efficient use of the ICDBG Grant funds to purchase existing housing rather than acquire and develop raw land.

Acquiring existing multi-family housing within the Greenville Rancheria with a purchase price not exceeding \$220,000.00 per dwelling will typically not have any additional space on the land for future development. The multi family units typically on the market have little or no excess developable land other than community property common areas. There is a reasonable ratio between the land and the houses based on the local zoning codes which establishes the housing density. The reasonable ratio density will be one of the criteria the Greenville Rancheria will adhere to when they are seeking the proposed project of acquiring multi-family property.

This proposed project is described in detail and throughout other areas of this proposal, and it is demonstrated that the proposed project will be most effective in addressing the identified need because:

1. Immediately provides safe, decent, affordable, permanent rental housing in the Greenville Rancheria's Geographical service area.
2. The available housing will assist a Greenville Rancheria qualified low income family that would realistically not be able to provide a decent safe affordable home for their family near their extended family and tribal clinic(s), social services.
3. Provides the security and confidence and self empowerment to a qualified Greenville Rancheria low income family that they are able to sustain a decent, safe and proper residence for their family, affordable on their fixed income, and perhaps allow young parents the ability to attend school or technical training centers to further their education and skills in order to better themselves, and their ability to provide for their family.
4. Will Allow the Greenville Rancheria, a small and nearly minimum funded IHBG Tribe to assist the greatest amount of tribal members with their limited amount of IHBG funds and ICDBG funds.

In accordance with Rating Factor 5, this project will enhance the community's viability by providing safe, affordable and decent housing for four (4) to eight (8) low income tribal families depending upon the current real estate market at the time of grant award. These projects once purchased utilizing grant funds are typically self sufficient and are operated and maintained with limited subsidy from the Greenville Rancheria, such as an annual IHBG allocation and rental income. Greenville Rancheria is diligent in insuring that all rental properties meet the requirements and standards of the Greenville Rancheria Low Rent Program Maintenance standards, while meeting the needs of low and moderate income families.

Therefore the proposed project actually creates quantifiable safe, affordable and permanent housing for four to eight families, reduces overcrowding for families and provides stability for four to eight tribal member's and their extend family. This detailed information demonstrates that the proposed project meets and exceeds the established essential community development need.

2. Budget and Cost Estimates (9 points)

The budget the Greenville Rancheria has set forth is reasonable and all costs are clearly documented (see attached HUD-4123). The cost estimate is broken down by line item for each proposed activity, including the planning and administration costs. The qualifications for the person who prepared the cost estimate has been provided in the description of the Project Manager Ms. Bush. The proposed project will be funded with FY'2011 IHBG grant funds and FY'2011 ICDBG grant funds.

Cost Estimated Summary

Management and Oversight is estimated at	\$ 15,000.00
Closing Costs for the close of escrow on this project is estimated	\$ incl. in purchase
Environmental Review is estimated at	\$ 10,000.00
Purchasing existing multi-family units is estimated at	\$ 445,000.00
Relocation Costs (Uniform Relocation Act) if necessary	\$ 80,000.00
Minor repair/cleaning to bring units to occupancy standards \$5,000 per unit	\$ 40,000.00
Share of audit costs is estimated at	\$ 5,000.00
Total Cost Summary of the proposed project cost is	\$ 610,000.00

- *Please note that if anyone of these line items are overrun, due to unforeseen expenses, the Tribe will provide additional funding from the 2011 IHBG grant, or will make adjustments within the Cost estimate budget.*

Each Activity was budgeted based the detailed description presented in Rating Factor 3 of this application, General Management and Oversight funds include specific allocations for wages, fringe benefits, direct supplies, direct equipment, training, travel and share of program cost for service fees under the current fiscal department within the Tribe of Greenville Rancheria.

The Greenville Rancheria fiscal department will prepare monthly, quarterly, semi-annual and annual financial reports. The Fiscal department will also procure, coordinate the resolution and monitor any findings or concerns brought forward in the annual audit. All direct costs for the project will be charged to the project at the direct cost, including the audit.

This cost estimate was prepared by the Ms. Bush, Housing Director of the Greenville Rancheria and reviewed by Ms. Allen, fiscal officer, and compared to the relevant and similar land purchases the Greenville Rancheria has made in the past 7 years. The Housing Director's qualifications include Project Manager for the Tribe's most recent 8 unit subdivision funded through ARRA and ICDBG grant funds, being a leader in Affordable Housing the past 20 years, as well as acting as the Greenville Rancheria's Housing Director assisting the Tribe with the acquisition of the past two (2) duplex property acquisitions.

3. HUD Policy Priorities (3 points)

Job Creation/Employment (1 point)

With the successful FY'2011 ICDBG Land Acquisition that Supports Affordable Housing proposal, the Greenville Rancheria will look forward to creating new job opportunities for the low income Greenville Rancheria Tribal members. New job(s) will be created in routine maintenance and lawn care and will be available for the qualified low income tribal members.

Currently there is not enough work or funds to sustain a full time lawn care individual or a full-time maintenance person, however, it is planned with the addition of four (4) to eight (8) rentals

with this project, this will enhance the Tribe's rental property budget to fund a full time position of lawn maintenance worker/full time maintenance person.

In addition and just as importantly as adding new positions and job opportunities the current tribal staff will have more security and more work available with the added affordable residences.

Therefore it is anticipated that one (1) full time position will be added to the Tribe's current employees, and the Tribe will be able to sustain the employment of the current housing and fiscal staff of four (4) positions.

Outcome: 1 new jobs/position for low income tribal member

Policy Priority (1 point)

The Tribe will promote universal design and visitability, by insuring that a minimum of one (1) unit of every ten (10) units will be handicapped accessible and will meet all ADA minimum standards.

Outcome: 1 of every 10 units will meet ADA minimum standards and will promote universal design and visitability of those with disabilities.

Policy Priority (1 point)

The Greenville Rancheria will install and/or retrofit all newly acquired rental properties with energy star appliances, furnaces, air conditioning, when these appliances or systems require replacement and funding is available.

Outcome: Four to Eight units modified by energy star appliances through normal attrition.

4. Commitment to Sustain Activities (12 Points)

4.e Land Acquisition Projects to Support New Housing

Any housing that the Greenville Rancheria will be acquiring as a result of this 2011 ICDBG award will be built after 1978, constructed in accordance with the local governing authority's building codes, these will have suitable soil conditions; and will have been built within the local authorities general plan and zoning requirements. The Tribe's target properties will currently be on the city/county water and sewer system, and provided for a reasonable cost; already be connected with necessary utilities; have paved streets and sidewalks for vehicular and pedestrian access; have the proper infrastructure for storm drainage; and be located near social and community services such as Greenville Rancheria medical and dental clinic(s), Tribal TANF, employment centers, higher education facilities, mental health counseling, AA meetings, and other services readily available within the Greenville Rancheria service areas. Prior to release of funds, environmental review(s) will be completed.

In addition the Greenville Rancheria has experience maintaining the assets and investments they have acquired in the past. This has been evident by the Greenville Rancheria receiving awards for the quality of projects they have developed and maintained. This high quality of sustainability was verified by SWONAP staff, as they conducted on-site HUD inspections of the Tribe's rental properties, with only high accommodations for the cleanliness and well maintained properties the Greenville Rancheria maintains and rents. This fact is also evident and easily demonstrated by the low, low turnover rate of 1% which in itself is a credit to the equitable management and fine upkeep of the rental housing owned and managed by Greenville Rancheria.

The Greenville Rancheria has made a long-term commitment to an aggressive maintenance schedule for all tribally owned and managed rental properties. The Tribe has implemented a preventative maintenance schedule as well. All rentals are inspected annually by the Housing Director, and repairs are made on an on-going basis. The Greenville Rancheria is committed to the upkeep and maintain the integrity of the physical units they own and operate. (See Resolution 06-2011-8.3 for Maintenance and sustainability of units.)

RATING FACTOR 4: LEVERAGING RESOURCES (8 POINTS)

Greenville Rancheria is leveraging this FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project acquisition for the project share of \$5,000.00 of IHBG funds. This has been specifically identified in the 2011 Indian Housing Plan (IHP). Due to the limited IHBG grant funds provided to the Greenville Rancheria there are no additional or substantial funds available for this leveraging activity.

RATING FACTOR 5: COMPREHENSIVENESS AND COORDINATION **(10 POINTS)**

Coordination (2points)

The proposed FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project are coordinated with the current, successful, Greenville Rancheria's Low Rent program, the Tribe's EPA Department, Human Resources, and the Tribe's clinics and social services goals and objectives (See attached support letters). The Tribe's Low Rent program goal is to ultimately allow families to become self sufficient without relying on government or tribal assistance. One of the primary objectives of the Tribe's environmental planning and protection is to provide a safe, healthy environment for all tribal members. The purpose of the tribe's clinic and social services is to provide opportunities for tribal members to be well and have the ability to utilize their resources in a culturally sensitive environment. As well as provide employment opportunities for the low income tribal members that reside near these services.

The FY'2011 ICDBG Land Acquisition that Supports Affordable Housing project will create safe, affordable, permanent rental housing that will enhance the community's viability and help meet each of the goals and objectives of the Tribe in a holistic and self sustaining manner. The project supports programs that provide safe, healthy environments for low income qualified tribal members, and provides the ability for those qualified tribal members to sustain their own families and will empower the Greenville Rancheria's low income families to enrich their own lives through stable housing, stable work and stability in the neighborhoods and schools where their families will grow.

Outputs, Outcomes and/or Goals (8 points)

The proposed project involves the acquisition of Land Acquisition that Supports Affordable Housing, by acquiring 4-8 units within the Tribe's established geographical service area. Admission to these affordable residences is through the Greenville Rancheria's established and successful low rent program, thus when four to eight families are admitted to the newly acquired, repaired and clean properties, that will be four to eight families that are re-located to an affordable, decent safe and well managed culturally sensitive and tribally managed property.

The output of this project creates four to eight rental homes for qualified Greenville Rancheria Low income families.

Measureable outcomes, however, will result in low income families being provided with safe, affordable and permanent rental housing; reducing overcrowding, homelessness, and families living in sub standard living situations.

2011 ICDBG Rating Factors
Greenville Rancheria of Maidu Indians
Land Acquisition that Supports Affordable Housing

OUTPUTS	OUTCOMES	GOALS
4-8 Rental units	Affordable residences for four to eight low income families	Provides safe, affordable, well managed rental housing to enhance the viability of the Greenville Rancheria service area communities for eight low income families.
	Safe, permanent , well managed rental homes	These new acquisitions will allow the Tribe to assist their low income tribal members with a “hand-up” in becoming stable and self sufficient, rather than a “hand-out”.
	Reduces overcrowding	Provide two new employment positions available to low income tribal members with the addition of these units a maintenance person and lawn care services will be required.
	Reduces homelessness	
	Allows head of household or spouses to attend higher education facilities near where they live.	
	Stabilizes a low income family	
	Allows children to attend neighborhood schools in a consistent manner	
	Allows tribal member families to live in safe and culturally sensitive neighborhoods.	

Implementation Schedule

Indian Community Development Block Grant (ICDBG)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 2/29/2012)

See Instructions and Public Reporting Statement on back.

Submit a separate implementation schedule for each project category.

1. Name of Applicant (as shown in Item 5. Standard Form 424) Greenville Rancheria				2. Application/Grant Number (to be assigned by HUD)				3. <input checked="" type="checkbox"/> Original (first submission to HUD) <input type="checkbox"/> Pre-Award Submission <input type="checkbox"/> Amendment (submitted after grant approval)				Date (mm/dd/yyyy) June 10, 2011							
4. Name of Project (as shown on form HUD 4123, Item 4) Housing Acquisition								5. Effective Date (mm/dd/yyyy) 10/1/2011				Expected Completion Date (mm/dd/yyyy) 6/30/2012				Expected Closeout Date (mm/dd/yyyy) 9/30/2012			

6. Environmental Review Status <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> Exempt *as described in 24 CFR 58.34) </div> <div style="width: 30%;"> <input type="checkbox"/> Under Review (review underway; findings not yet made) </div> <div style="width: 30%;"> <input type="checkbox"/> Finding of No Significant Impact (Finding made that request for release of funds for project is not an action which may significantly affect the environment) </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;"> <input type="checkbox"/> EIS Required (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37) </div> <div style="width: 30%;"> <input checked="" type="checkbox"/> Not Started (Review not yet begun) </div> <div style="width: 30%;"> <input type="checkbox"/> Categorically Excluded (as described in 24 CFR 58.35) </div> </div>												7. Tribal Fiscal Year (mm/dd/yyyy) Jan 1 – Dec1	
---	--	--	--	--	--	--	--	--	--	--	--	---	--

8. Task List. (List tasks Such as environmental, assessment, acquisition, etc.)												9. Schedule. Use Calendar Year (CY) quarters. Fill-in the CY below. See detailed instruction on back.											
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

	CY 2011												CY 2012												Date mm/dd/yyyy (if exceed 8th Qtr)
	1st Qtr.			2nd Qtr			3rd Qtr			4th Qtr			5th Qtr			6th Qtr			7th Qtr			8th Qtr			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
HUD Pre-Award Conditions										X															9/30/2013 (\$5,000.00)
Housing Acquisition											X-	---	---	---	---	-X									
Environmental Review												X-	-X												
Release of Funds														X-	-X										
Relocation																X-	-X								
Minor Repair																		X-	-X						
Move-in																				X					
Project Administration and Grant Closeout										X-	---	---	---	---	---	---	---	---	---	---	---	---	-X		
Audit																									
10. Planned Drawdowns by Quarter (Enter Amounts non-cumulatively)	\$			\$			\$			\$ 17,500.00			\$ 17,500.00			\$ 498,500.00			\$ 66,500.00			\$ 10,000.00			\$ Total \$610,000.00
11. Cumulative Drawdown (If more than one page, enter total on last page only)	\$			\$			\$			\$ 17,500.00			\$ 35,000.00			\$ 533,500.00			\$ 600,000.00			\$ 610,000.00			\$ Total \$610,000.00

Previous editions are obsolete

Page 1 of 1 pages 1

form HUD-4125 (12/97)

Public reporting burden for this collection of information is estimated to average 17 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information requires that each eligible applicant submit information to enable HUD to select the best projects for funding during annual competitions for the IC DBG Program. The information will be used by H U D to determine whether applications meet minimum screening eligibility requirements and application submission requirements. Applicants provide general information about the project which is preliminary to the review of the applicant's response to the criteria for rating the application. The information is essential for HUD in monitoring grants to ensure that grantees are making proper use of Federal dollars. Responses to the collection are required by Section 105 of the Department of Housing and Urban Development Reform Act (P.L. 101 -235) as amended by the Cranston-Gonzales National Affordable Housing Act of 1990. The information requested does not lend itself to confidentiality.

Instructions for Item 9 Schedule: Use Calendar Year (CY) quarters. Fill in the CY below. If the project begins in May, for example, enter under "1st Qtr.," A(April), M(May), J(June). Indicate time period required to complete each activity, e.g., acquisition, by entering "X" under the months it will begin and end. Draw a horizontal line from the first to the second "X." If the completion date will extend beyond the 8th quarter, enter date in the far right column and attach an explanation.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

0348-0046

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: GREENVILLE RANCHERIA OF MAIDU INDIANS * Street 1: P.O. BOX 279 Street 2: 410 MAIN STREET * City: GREENVILLE State: CA: California Zip: 95947 Congressional District, if known:		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: HOUSING AND URBAN DEVELOPMENT		7. * Federal Program Name/Description: Indian Community Development Block Grant Program CFDA Number, if applicable: 14.862
8. Federal Action Number, if known: 		9. Award Amount, if known: \$
10. a. Name and Address of Lobbying Registrant: Prefix: Ms. * First Name: Grace Middle Name: E * Last Name: Bush Suffix: * Street 1: P.O. Box 279 Street 2: 410 Main Street * City: Greenville State: CA: California Zip: 95947		
b. Individual Performing Services (including address if different from No. 10a) Prefix: * First Name: N/A Middle Name: * Last Name: N/A Suffix: * Street 1: Street 2: * City: State: Zip:		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: Grace Bush * Name: Prefix: Ms. * First Name: Grace Middle Name: E * Last Name: Bush Suffix: Title: Grantwriter-Housing Director Telephone No.: 530-596-4747 Date: 06/14/2011		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

Cost Summary

Indian Community Development
Block Grant (ICDBG)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 2/29/2012)

See Instructions and Public Reporting Statement on back.

1. Name of Applicant (as shown in item 5, Standard Form 424) Greenville Rancheria		2. Application/Grant Number (to be assigned by HUD upon submission)	
3. Original <input checked="" type="checkbox"/> (check here if this is the first submission to HUD)		Revision <input type="checkbox"/> (check here if submitted with implementation schedule as part of pre-award requirements)	
Amendment <input type="checkbox"/> (check here if submitted after HUD approval of grant)		Date June 10, 2011	
4. Project Name & Project Category (see instructions on back) a	ICDBG	Program Funds (in thousands of \$)	
	Amount Requested For each activity b	Other Source Amount c	Other Source of Other Funds for each activity d
Housing Acquisition & Closing Cost (8 multi-family units)	\$445,000.00		
Minor Repair (\$5,000.00 per unit)	\$40,000.00		
Environmental review (part 58)	\$15,000.00		
Relocation Cost (\$10,000.00 per unit)	\$80,000.00		
Project Management	\$10,000.00		
5. Administration			
a. General Management and Oversight	\$10,000.00	\$5,000.00	Greenville Rancheria
b. Indirect Costs: Enter indirect costs to be charged to the program pursuant to a cost allocation plan.			
c. Audit: Enter estimated cost of Program share of A-133 audits	\$5,000.00		
Administration Total*	\$15,000.00		
6. Planning The project description must address the proposed use of these funds.			
7. Technical Assistance Enter total amount of ICDBG funds requested for technical assistance. **			
8. Subtotal Enter totals of columns b. and c.	\$605,000.00	\$5,000.00	
9. Grand Total Enter sum of column b. plus column c.			\$610,000.00

* The total of items 5 and 6 cannot exceed 20% of the total ICDBG funds requested.

** No more than 10% of ICDBG funds requested may be used for technical assistance. If funds are requested under this line item, a separate project description must accompany the application to describe the technical assistance the application intends to obtain. Only technical assistance costs associated with the development of a capacity to under take an specific funded program activity are eligible (24 CFR 1003.206).

Public reporting burden for this collection of information is estimated to average 17 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information requires that each eligible applicant submit information to enable HUD to select the best projects for funding during annual competitions for the IC DBG Program. The information will be used by HUD to determine whether applications meet minimum screening eligibility requirements and application submission requirements. Applicants provide general information about the project which is preliminary to the review of the applicant's response to the criteria for rating the application. The information is essential for HUD in monitoring grants to ensure that grantees are making proper use of Federal dollars. Responses to the collection are required by Section 105 of the Department of Housing and Urban Development Reform Act (P.L. 101 -235) as amended by the Cranston-Gonzales National Affordable Housing Act of 1990. The information requested does not lend itself to confidentiality.

Instructions for Item 4.

Project Name and Project Type

Participants enter the project name and the name of one of the following three categories of activities:

- Housing
- Community Facilities
- Economic Development

Also enter the component name if applicable. Use a separate Cost Summary sheet (form HUD 4123) for each project included in this application.

Examples of categories and/or components including examples of eligible activities are listed below:

Housing

Rehabilitation Component

- Rehabilitation
- Demolition

Land to Support New Housing Component

New Housing Construction Component

Community Facilities

Infrastructure Component

- Water
- Sewer
- Roads and Streets
- Storm Sewers

Buildings Component

- Health Clinic
- Day Care Center
- Community Center
- Multi-purpose Center

Economic Development

- Commercial (wholesale, retail)
- Industrial
- Motel/Hotel
- Restaurant
- Agriculture Development



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

Resolution No. 06 2011- 8.3

- RESOLUTION:** Authorizing for the Greenville Rancheria tribal contribution and commitment for leveraging of the affordable housing acquisition project of FY '2011 ICDBG grant.
- WHEREAS,** The Greenville Rancheria ("Tribe") is a federally recognized Indian Tribe and;
- WHEREAS,** The Greenville Tribal Council ("Council") is the governing body of the Greenville Rancheria; and
- WHEREAS,** The Greenville Rancheria is eligible for all rights and privileges afforded to federally recognized Indian Tribes; and
- WHEREAS,** The Greenville Rancheria is obligated to the Greenville Rancheria tribal members to administer, manage, maintain, modernize, develop and provide affordable housing to the deserving low income Greenville Rancheria tribal members.
- WHEREAS,** The Greenville Rancheria is an eligible applicant for U.S. Department of Housing and Urban Development FY'2011 ICDBG funds for Land Acquisition for Affordable Housing ; and
- WHEREAS,** The Greenville Rancheria hereby elects to commit \$5,000.00 in FY'2011 IHBG funds for the leverage of the FY'2011 ICDBG application; and
- WHEREAS,** That the Greenville Rancheria hereby elects to commit to the operation and maintenance of the affordable housing in accordance with their current rental program.
- WHEREAS,** The Greenville Rancheria tribal council wishes to submit an application to the Department of Housing and Urban Development,

Office of Native American Programs, FY'2011 Community Development Block Grant Program for Indian tribes and Alaska native Villages (ICDBG) in the amount of Six Hundred Five Thousand Dollars (\$605,000.00)

NOW THEREFORE BE IT RESOLVED: That the Greenville Rancheria is financially capable and shall commit funds in the amount of \$5,000.00 in FY'2011 IHBG grant funds for the leverage of the FY'2011 ICDBG application and submission; and

BE IT FURTHER RESOLVED, The Greenville Rancheria hereby commits to the operation and maintenance of the affordable housing in accordance with their current rental program; and

BE IT FIHALLY RESOLVED, that the adoption of this Resolution NO. 06 2011-8.3 will serve to further certify that this is the policy by which the Greenville Rancheria will stand by and enforce.

CERTIFICATION

The foregoing resolution adopted by a vote of 3 for and 0 against, and 0 abstentions, at a duly called meeting of the Greenville Rancheria at which a quorum was present on the 8 day of June, 2011.

ATTEST:



Kyle Self, Tribal Chairman

CERTIFIED BY:



Tribal Councilperson



Greenville Rancheria Tribal Health Program

"A Community Clinic"

Red Bluff Clinic: 1425 Montgomery Road • Red Bluff, Ca 96080 • 530.528.8600 • Fax 530.528.8612

Greenville Clinic: PO Box 279 / 410 Main Street • Greenville, Ca 95947 • 530.284.6135 • Fax 530.284.7594

June 6, 2011

Mr. Kyle Self, Tribal Chairman
Greenville Rancheria
P.O. Box 279
Greenville, CA

Subject: Proposed Housing Acquisition Grant

Dear Chairman Self:

I am very pleased to hear that the Greenville Rancheria is applying for funding for much needed affordable housing. This project is needed, and this letter supports a dire need for funding of additional affordable rental housing for the Tribe.

As you know the Greenville Rancheria Health Program has in the past and hopes to continue to provide our health services which entail projects and programs for a wellness project dedicated to the wellness of the entire Greenville Rancheria Community. It has unfortunately been difficult for us to provide these services due to a lack of stability of many of our low income tribal members. It seems that due to the high cost of suitable rental housing in the Tribe's rural service areas many of our tribal members and their families become transient, moving from one location to another just to keep a roof over their heads.

As the Executive Director for the Greenville Rancheria Health Program, I sincerely, believe in the collaboration, cooperation, and coordination of wellness community wide, and therefore we offer our support to this Land Acquisition proposal. Additional rental housing would enable the low income family's greater stability, and just as importantly in a well maintained, clean and safe environment, this is always critical to the wellness of the entire family.

At this time we are unable to commit to any monetary value for the acquisition of these rental homes as our resources are strictly for health, medical needs of the tribal members, but once the homes and families are within our service area, please notify our office and we will assist the tribal members in any way possible.

Again, congratulations on applying for the ICDBG grant for FY'2011, we will provide all the support with in our means.

Sincerely,

A handwritten signature in cursive script, appearing to read "Margaret Alspaugh".

Margaret Alspaugh, M.D., Ph.D.
Executive Director



Greenville Rancheria

P.O. Box 279 / 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

6/5/11

U.S. Housing and Urban Development
Southwest Office of Native American Programs
1 North Central Avenue, Suite 600
Phoenix, Arizona 85004

RE: 2011 ICDBG Land Acquisition for Affordable Housing

Sir or Madam:

The Greenville Rancheria Tribal EPA Department strongly supports the Tribe's application for the 2011 ICDBG Land Acquisition for Affordable Housing Grant.

Our Department is deeply interested in promoting healthy, safe and energy efficient living environments for all of our Tribal members and youth. Unfortunately, we currently do not have sufficient housing to provide these living environments to a large percentage of our Tribal members and subsequently many are living in substandard conditions that threaten the health and safety of all whom reside there. A large percentage of this housing is older and contains toxins such as lead paint and other hazardous materials, and many have simply aged to the point that winter cold and summer heat can no longer be effectively restrained from entering the homes. This funding would secure land for housing thus offering a means for new, efficient, clean homes for our Tribal Members and youth.

The Tribal Housing Department and the Tribal EPA Department have effectively worked together in the past on projects such as providing safe drinking water to Tribal members, maintaining clean environments through the removal of toxic materials on Tribal lands, etc. If funded, we would continue to work closely together in any capacity requested, whether it be the preparation of environmental documents, energy efficiency planning, or other environmental tasks as assigned.

If you have any questions, please do not hesitate to call me at 530-284-1693.

Respectfully,

A handwritten signature in black ink, appearing to read "Crista Stewart". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke extending to the right.

Crista Stewart, Environmental Director
Greenville Rancheria



Greenville Rancheria Tribal Health Program

"A Community Clinic"

Red Bluff Clinic: 1425 Montgomery Road • Red Bluff, Ca 96080 • 530.528.8600 • Fax 530.528.8612

Greenville Clinic: PO Box 279 / 410 Main Street • Greenville, Ca 95947 • 530.284.6135 • Fax 530.284.7594

Kyle Self, Tribal Chairman
Greenville Rancheria
P.O. Box 279
410 Main Street
Greenville, CA 95947

Subject: Proposed Housing Acquisition

Dear Chairman Self:

The Greenville Rancheria Human Resource Department is pleased to receive word of the Tribe's intention of applying for a *2011 ICDBG grant for Land Acquisition with Affordable Housing*. It is our understanding that if the Tribe is successful in receiving this grant it would mean additional rental units located near work, social services, tribal services, etc., for the deserving Greenville Rancheria low income tribal members.

Please keep the Human Resource Department updated of the progress and eventual awarding of this housing acquisition grant. We look forward to the acquisition of affordable housing for the Tribe and it's low income tribal members. Affordable housing for tribal members translates into a stabilizing effect for the low income tribal member families. Affordable housing along with jobs, are two of the key elements in stabilizing a family so they may prosper in today's world. Situating the affordable housing in the Tribe's geographical service area may allow some low income tribal members that are out of the area to relocate nearer the Tribe's services and employment opportunities.

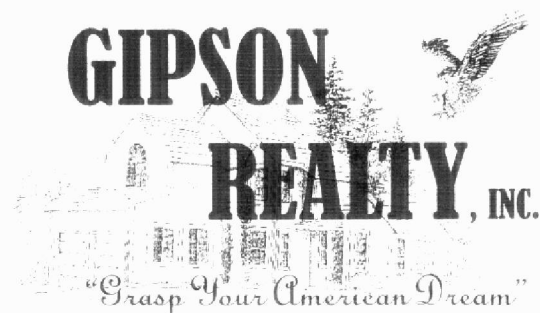
In addition if the low income members live closer to the Tribe's businesses (medical clinic(s), tribal administration, dental clinic(s) etc.) for which we are constantly recruiting employees, especially tribal members who receive employment tribal preference that makes our job much easier.

Therefore, the Human Resource Department is excited about this grant news and the potential to have an even larger pool of tribal members from which to draw in our pursuit to bring qualified tribal member's employment. In the meantime, if we can be of further assistance, please contact our office at 530-284-7990.

Sincerely,

A handwritten signature in black ink that reads "Marcia Murphy". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Human Resource Coordinator



June 3, 2011

Kyle Self, Tribal Chairman
Greenville Rancheria
P.O. Box 279
Greenville, CA 95947

RE: Housing Acquisition

Dear Mr. Self,

Gipson Realty, Inc is please to have assisted the Greenville Rancheria with successful real estate purchases in the past. The most recent land acquisition with our brokerage resulted in the Tribe building the property out with the development and a nice example of quality affordable grant funded housing now located within the city of Red Bluff, CA.


The Red Bluff real estate market has been and continues to be driven by an abundance of foreclosures that have literally drained most of the value from available properties for sale in the city of Red Bluff and the surrounding areas which are the service areas of Greenville Rancheria. It is definitely a buyers market and in most cases it is less expensive to purchase existing property then develop new homes. The private properties on the market now are typically for sale because they need to sell right away, which is not conducive to an extended escrow which the Tribe would need in order to utilize grant funds. Properties with multi homes, and multi-family projects that will work well for the Tribe's affordable housing needs cannot be delayed with a lengthy escrow. The current market, with an abundance of foreclosures, and bank owned property are most often financially distressed and do not have the luxury of holding off for any substantial amount of time to complete the sale of their property. However, the good news for the Tribe is that there is such an abundance of properties available for sale that this "buyers market" will not be exhausted any time in the next few years. By securing the grant funds first, the Tribe should get a better "bang for their buck."

In the past our real estate firm has worked well with Greenville Rancheria and has been able to negotiate good, sound real estate purchases that have fit the affordable housing needs of the Tribe. If you are able to obtain a grant approval in the coming 10 to 12 months, for the purchase of homes or multi family properties, I am certain we can once again find affordable, sound properties at an excellent price within your establish budget. At this time there are roughly 70 properties in our multiple listing system in the multi-unit category.

I have been a Realtor/Broker for over 21 years and have been in business for myself for 18 of those. During this time I have averaged 30-40 transactions yearly.

Good luck with obtaining the grant for affordable housing and receiving a positive response from HUD. If they would like to contact our office for further discussion of the real estate market in order to further their understanding of the current market, please direct them our way.

Sincerely,


Ben Gipson, Broker

660 Main Street, Red Bluff, California 96080
Bus. (530) 529-2300, Fax (530) 529-6922
Toll Free (877) 527-2300



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

Resolution No. 06-2009-233

RESOLUTION: Confirmation of Financial Management, Internal Control Policies, Procurement and Code of Conduct Policies.

WHEREAS, The Greenville Rancheria ("Tribe") is a federally recognized Indian Tribe and

WHEREAS, The Greenville Tribal Council ("Council") is the governing body of the Greenville Rancheria; and

WHEREAS, The Greenville Rancheria is eligible for all rights and privileges afforded to federally recognized Indian Tribes; and

WHEREAS, The Greenville Rancheria is obligated to the Greenville Rancheria tribal members to administer, manage, maintain, modernize, develop and provide affordable housing to the deserving low income Greenville Rancheria tribal members.

WHEREAS, The Greenville Rancheria has submitted and received an approved Indian Housing Block Grant for Fiscal Year 2008.

WHEREAS, The Council wishes to submit an application to the Department of Housing and Urban Development, Office of Native American Programs, Fy-2009 Application for the Native American Block Grant under the American Recovery and Reinvestment Act of 2009 ("ARRA") in the amount of \$2,000,000.00.

WHEREAS, This resolution certifies that the required policies have been previously adopted by the Greenville Rancheria these policies are the Financial Management and Internal Control Policies, Personnel Policies and Procedures, Procurement Policy and the Code of Conduct Policy.

NOW THEREFORE BE RESOLVED, That the adoption of this Resolution No. 06-2009-23.3 will serve to further certify that these are the policies by which the Greenville Rancheria will stand by and enforce.

BE IT FINALLY RESOLVED, That these policies are in accordance with 24 CFR Part 85 and 24 CFR 1003 requirements. The Tribe will comply with these established tribal policies in regards to all development and construction activity of the 7 unit home construction project.

CERTIFICATION

The foregoing resolution adopted by a vote of 5 for and 0 against, and 0 abstentions, at a duly called meeting of the Greenville Rancheria at which a quorum was present on the 23 day of June 2009.

ATTEST:



Kyle Self, Tribal Chairman

CERTIFIED BY:



Tribal Councilperson

GREENVILLE RANCHERIA HOUSING DEPARTMENT

CONFLICT OF INTEREST POLICY & CODE OF CONDUCT

Conflict of Interest

Per the Dept. of Housing and Urban Developments NAHASDA regulations at 24 CFR part 1000.30(b) No person who participates in the decision-making process or who gains inside information with regards to NAHASDA assisted activities may obtain a personal or financial interest or benefit from such activities except for the use of NAHASDA funds to pay salaries or other related administrative costs.

The conflict of interest provision does not apply in instances where a person who might otherwise be included under the conflict provision is low-income and is selected for assistance in accordance with the recipient's written policies for eligibility, admission and occupancy for families for housing assistance with IHBG funds, provided that there is no conflict of interest under applicable tribal or state law see 234 CFR 1000.30(c). The Greenville Rancheria must publicly disclose when a conflict of interest exists and report the conflict to HUD and disclose it to the public as required by the regulation.

A conflict of interest may occur when an employee of the Greenville Rancheria a member of the Greenville Rancheria Tribal Council, or an immediate relative of an employee or member of the Tribal council is selected to receive assistance through the Greenville Rancheria programs.

For the purposes of this policy, an immediate relative including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister or culturally adopted child or a person whose relationship with the employee or member of the Greenville Rancheria Tribe is substantially similar to any of these relationships.

Public Disclosure

The Greenville Rancheria, shall make public disclosure of the nature of the assistance to be provided and the specific basis for the selection of that person. The disclosure shall be in the form of a Notice of Potential Conflict of interest to be posted in a location accessible to the public. The Greenville Rancheria shall provide HUD with a copy of the disclosure before assistance is provided to that person.

Specifically the Greenville Rancheria, shall post the notice in the Tribal Administration building in a place available for review to any interested person. Public comments must be received at the Greenville Rancheria Tribal Office within thirty (30) calendar days of the initial date of the posting of the notice. When calculating a specific number of days,

the day of the beginning action (initial date of posting), and the day of the ending action (final posting date), shall be counted. All conflict of interest comments must be in a sealed envelope, addressed as follows: "Greenville Rancheria Conflict of Interest Comment". Comments that are received will be reviewed at the next regularly scheduled monthly Greenville Rancheria Housing/Tribal meeting. The Tribal Council will not consider any comments received after the end of this thirty-day comment period.

This Code of Conduct is established by the Greenville Rancheria and shall govern the performance of all officers, employees or agents of the Greenville Rancheria engaged in the award and administration of all procurement or contracts. For the purposes of this policy, the term "officer" shall include members of the Tribal Council.

Code of Conduct

No officer, employee or agent of Greenville Rancheria Tribe shall participate in the selection or in the award or administration of procurement or contract if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- A. The officer, employee or agent; and/or
- B. Any member of his or her immediate family; and/or
- C. His or her partner; and/or
- D. An organization which employs, or is about to employ any of the above, has a financial or other interest in the firm selected for award.

Gratuities

No officer, employee or agent of Greenville Rancheria Tribe shall either solicit or accept gratuities, favors or anything of monetary value from firms or contractors, potential firms or contractors, or parties to subcontracts.

An officer, employee or agent may accept a gift from a firm or contractor if such is unsolicited and of nominal value (not to exceed \$20.00). Acceptance of such gifts will be limited to items used as advertising by firms or contractors. Acceptance of any other gift shall constitute a violation of this Code. The Greenville Rancheria Tribe may receive such other gifts as offered by a firm or contractor, which if accepted will be retained by the housing authority in remembrance of a program or project.

Violations

Violation of this Code of Conduct shall be prosecuted as follows:

- A. Any violation of this Code of Conduct by an officer of the Greenville Rancheria Tribe shall be handled by the Greenville Rancheria Tribe. The Greenville Rancheria, will review the violation and take such action against the officer(s) involved as is allowable under the Policies and by-laws of the Greenville Rancheria, including possible removal from the

Tribal Council according to the terms of the policies and by-laws, in the event that the "officer" is a member of the Tribal Council.

- B. Any violation of this Code of Conduct by an employee of Greenville Rancheria Tribe will be handled in accordance with Greenville Rancheria Personnel Policy. Discipline, reprimand, suspension, or termination may result with respect to the seriousness of the violation.



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

NOTIFICATION OF POTENTIAL CONFLICT OF INTEREST

DATE: _____
TO: Southwest Office of Native American Programs
FROM: Greenville Rancheria
RE: _____

Per 24 CFR 1000.30 and the Code of Conduct Policy, this is to notify your office that the above-named individual will be provided assistance under the Greenville Rancheria Homeownership Opportunity Program. This person is related to the "decision making" process as follows:

____ GREENVILLE RANCHERIA Tribal Employees
____ GREENVILLE RANCHERIA Tribal Council Member
____ GREENVILLE TRIBAL CHAIRMAN

The nature of the assistance to be provided is as follows:

The aforementioned participant has fully complied with all Greenville Rancheria eligibility requirements and has been selected according to the selection preferences specified in the Greenville Rancheria _____.

Public notification of this selection is being done concurrently with this notice.

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	COST SUMMARY LAND ACQUIS.doc	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	IMPLEMENTATION 4125.doc	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	GIR LOGIC MODEL.xls	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	GIR RESOL APPL & APPROVAL.pdf	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	GIR RESOL LEVERG & OPERATIONS	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	GIR RESOL CODE CONDUCT & POLI	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	GIR PRJT DESCR & RATING FACTO	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	SUPPORT LETTER SOCIAL SERVICE	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	SUPPORT EPA.pdf	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	SUPPORT HR.pdf	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	SUPPORT REALTOR.pdf	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

2011 eLogic Model® Information Coversheet



Instructions

When completing this section there are "mandatory" fields that must be completed. These fields are highlighted in yellow. The required data must be entered correctly to complete an eLogic Model®. After completing all mandatory fields on the coversheet click on the "Check Errors" button at the top of this page. Applicant Legal Name must match box 8a in the SF-424 in your application. Enter the legal name by which you are incorporated and pay taxes. CCR Doing Business is new for 2010 eLogic Model®. Only complete this field if your registration at CCR includes an entry in Doing Business as: (dba). Enter the DUNS # as entered into box 8c of the SF-424 Application for Federal Assistance form. Enter the City where your organization is located, this information must match the SF-424 data in your application. Use the dropdown to enter the State where your organization is located, this information must match the SF-424 data in your application. This information must match the SF-424 data in your application. Enter the Grantee Contact Name and email address in the field provided. Enter the name of the person that completed the eLogic Model® and their email address in the field provided. When completing the Project Information Section, applicants except Indian Tribes must enter their Project Name, Project Location City/County/Parish, State, Project Type, and Construction Type. If there are multiple locations, enter the location where the majority of the work will be done. Indian tribes, including multi-state tribes, should enter the City or County associated with their business address location. For Indian Tribes, enter the state applicable to the business address of the Tribal entity.

Program Information

HUD Program	ICDBG
Program CFDA #	14.862
Program Component	

Grantee Information

Applicant Legal Name	Greenville Rancheria of Maidu Indians		
CCR Doing Business As Name			
DUNS Number	780230975	-	0000
City	Greenville		
State	California		
Zip Code	95047.00	-	
Grantee Contact Name	Grace Bush		
Grantee Contact email	bushconsulting@thegrid.net		
Logic Model Contact Name	Grace Bush		
Logic Model Contact email	bushconsulting@thegrid.net		

Project Information

Project Name	Land Acquisition with Affordable Housing		
Project Location City/County/Parish	Tehama County		
Project Location State			
Zip Code		-	
Project Type	Land Acquisition with Affordable Housing		
Construction Type			

Additional Information for Reporting (Leave Blank At the Time of Application)

Grants.gov Application Number	
HUD Award Number	
Logic Model Amendment Number	

Applicant Legal Name Greenville Rancheria of Maidu Indians

CCR Doing Business As Name 0

HUD Program

Program Component

Project Name

ICDBG

Land Acquisition with Affordable Housing

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools			
1		2	3	4			5	6			7			
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability			
2B		Indian Tribes and Alaskan Natives are in need of suitable living environments with decent housing, particularly for people with low to moderate incomes.	Housing-New Housing Construction-Rental-Rental units to be created Units	Units			Housing-Increase in available rental housing Units	Units			A. Tools for Measurement			
				4				4						
				#VALUE!				#VALUE!						
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						#VALUE!			#VALUE!					
						#VALUE!			#VALUE!			B. Where Data Maintained		
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				#VALUE!			#VALUE!			D. Frequency of Collection				
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program IDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools	
1		2	3	4			5	6			7	
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
				#VALUE!				#VALUE!			
											A. Tools for Measurement
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				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											B. Where Data Maintained
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											C. Source of Data
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				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											D. Frequency of Collection



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component Land Acquisition with Affordable Housing
 Project Name

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
				#VALUE!				#VALUE!			
											A. Tools for Measurement
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											B. Where Data Maintained
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											C. Source of Data
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											D. Frequency of Collection



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
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				#VALUE!				#VALUE!			
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
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Applicant Legal Name Greenville Rancheria of Maidu Indians

CCR Doing Business As Name 0

HUD Program

ICDBG

Program Component

Land Acquisition with Affordable Housing

Project Name

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
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				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component Land Acquisition with Affordable Housing
 Project Name

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
		Indian Tribes and Alaskan Natives are in need of suitable living environments with decent housing, particularly for people with low to moderate incomes.		#VALUE!			Housing-Increase in available rental housing (Units)	Units			
2A				8							A. Tools for Measurement
				#VALUE!				#VALUE!			
2B											Database
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											B. Where Data Maintained
				#VALUE!				#VALUE!			Agency database
											Individual case records
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											C. Source of Data
				#VALUE!				#VALUE!			Waiting lists
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
											D. Frequency of Collection



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
				#VALUE!				#VALUE!			Quarterly
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			E. Processing of Data
				#VALUE!				#VALUE!			Computer spreadsheets
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			
				#VALUE!				#VALUE!			

Facsimile Transmittal

U. S. Department of Housing and Urban Development

OMB Number: 2525-0118
Expiration Date: 06/30/2011

1307052363-9812

Office of Department Grants
Management and Oversight

Name of Document Transmitting: Grant Submission

1. Applicant Information:

Legal Name: GREENVILLE RANCHERIA OF MAIDU INDIANS

Address:

Street1: P.O. Box 279

Street2: 410 Main Street

City: Greenville

County: Plumas

State: CA: California

Zip Code: 95947-2175

Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

Organizational DUNS: 7802309750000

CFDA No.: 14.862

Title: Indian Community Development Block Grant Program

Program Component:

3. Facsimile Contact Information:

Department:

Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Ms.

First Name: Grace

Middle Name:

Last Name: Bush

Suffix:

Phone Number: 530-596-4747

Fax Number: 530-596-4749

5. Email: bushconsulting@thegrid.net

6. What is your Transmittal? (Check one box per fax)

☐ a. Certification ☐ b. Document ☐ c. Match/Leverage Letter ☒ d. Other

7. How many pages (including cover) are being faxed?

1

Form HUD-96011 (10/12/2004)



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

Resolution No. 06 2011- 8.3

- RESOLUTION:** Authorizing for the Greenville Rancheria tribal contribution and commitment for leveraging of the affordable housing acquisition project of FY '2011 ICDBG grant.
- WHEREAS,** The Greenville Rancheria ("Tribe") is a federally recognized Indian Tribe and;
- WHEREAS,** The Greenville Tribal Council ("Council") is the governing body of the Greenville Rancheria; and
- WHEREAS,** The Greenville Rancheria is eligible for all rights and privileges afforded to federally recognized Indian Tribes; and
- WHEREAS,** The Greenville Rancheria is obligated to the Greenville Rancheria tribal members to administer, manage, maintain, modernize, develop and provide affordable housing to the deserving low income Greenville Rancheria tribal members.
- WHEREAS,** The Greenville Rancheria is an eligible applicant for U.S. Department of Housing and Urban Development FY'2011 ICDBG funds for Land Acquisition for Affordable Housing ; and
- WHEREAS,** The Greenville Rancheria hereby elects to commit \$5,000.00 in FY'2011 IHBG funds for the leverage of the FY'2011 ICDBG application; and
- WHEREAS,** That the Greenville Rancheria hereby elects to commit to the operation and maintenance of the affordable housing in accordance with their current rental program.
- WHEREAS,** The Greenville Rancheria tribal council wishes to submit an application to the Department of Housing and Urban Development,

Office of Native American Programs, FY'2011 Community
Development Block Grant Program for Indian tribes and Alaska
native Villages (ICDBG) in the amount of Six Hundred Five
Thousand Dollars (\$605,000.00)

NOW THEREFORE BE IT RESOLVED: That the Greenville Rancheria is financially capable and shall commit funds in the amount of \$5,000.00 in FY'2011 IHBG grant funds for the leverage of the FY'2011 ICDBG application and submission; and

BE IT FURTHER RESOLVED, The Greenville Rancheria hereby commits to the operation and maintenance of the affordable housing in accordance with their current rental program; and

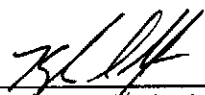
BE IT FIHALLY RESOLVED, that the adoption of this Resolution NO. 06 2011-8.3 will serve to further certify that this is the policy by which the Greenville Rancheria will stand by and enforce.

CERTIFICATION

The foregoing resolution adopted by a vote of 3 for and 0 against, and 0 abstentions, at a duly called meeting of the Greenville Rancheria at which a quorum was present on the 8 day of June, 2011.

ATTEST:

CERTIFIED BY:



Kyle Self, Tribal Chairman



Tribal Councilperson



Greenville Rancheria Tribal Health Program

"A Community Clinic"

Red Bluff Clinic: 1425 Montgomery Road • Red Bluff, Ca 96080 • 530.528.8600 • Fax 530.528.8612

Greenville Clinic: PO Box 279 / 410 Main Street • Greenville, Ca 95947 • 530.284.6135 • Fax 530.284.7594

June 6, 2011

Mr. Kyle Self, Tribal Chairman
Greenville Rancheria
P.O. Box 279
Greenville, CA

Subject: Proposed Housing Acquisition Grant

Dear Chairman Self:

I am very pleased to hear that the Greenville Rancheria is applying for funding for much needed affordable housing. This project is needed, and this letter supports a dire need for funding of additional affordable rental housing for the Tribe.

As you know the Greenville Rancheria Health Program has in the past and hopes to continue to provide our health services which entail projects and programs for a wellness project dedicated to the wellness of the entire Greenville Rancheria Community. It has unfortunately been difficult for us to provide these services due to a lack of stability of many of our low income tribal members. It seems that due to the high cost of suitable rental housing in the Tribe's rural service areas many of our tribal members and their families become transient, moving from one location to another just to keep a roof over their heads.

As the Executive Director for the Greenville Rancheria Health Program, I sincerely, believe in the collaboration, cooperation, and coordination of wellness community wide, and therefore we offer our support to this Land Acquisition proposal. Additional rental housing would enable the low income family's greater stability, and just as importantly in a well maintained, clean and safe environment, this is always critical to the wellness of the entire family.

At this time we are unable to commit to any monetary value for the acquisition of these rental homes as our resources are strictly for health, medical needs of the tribal members, but once the homes and families are within our service area, please notify our office and we will assist the tribal members in any way possible.

Again, congratulations on applying for the ICDBG grant for FY'2011, we will provide all the support with in our means.

Sincerely,

A handwritten signature in cursive script, appearing to read "Margaret Alspaugh".

Margaret Alspaugh, M.D., Ph.D.
Executive Director



Greenville Rancheria

P.O. Box 279 / 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

6/5/11

U.S. Housing and Urban Development
Southwest Office of Native American Programs
1 North Central Avenue, Suite 600
Phoenix, Arizona 85004

RE: 2011 ICDBG Land Acquisition for Affordable Housing

Sir or Madam:

The Greenville Rancheria Tribal EPA Department strongly supports the Tribe's application for the 2011 ICDBG Land Acquisition for Affordable Housing Grant.

Our Department is deeply interested in promoting healthy, safe and energy efficient living environments for all of our Tribal members and youth. Unfortunately, we currently do not have sufficient housing to provide these living environments to a large percentage of our Tribal members and subsequently many are living in substandard conditions that threaten the health and safety of all whom reside there. A large percentage of this housing is older and contains toxins such as lead paint and other hazardous materials, and many have simply aged to the point that winter cold and summer heat can no longer be effectively restrained from entering the homes. This funding would secure land for housing thus offering a means for new, efficient, clean homes for our Tribal Members and youth.

The Tribal Housing Department and the Tribal EPA Department have effectively worked together in the past on projects such as providing safe drinking water to Tribal members, maintaining clean environments through the removal of toxic materials on Tribal lands, etc. If funded, we would continue to work closely together in any capacity requested, whether it be the preparation of environmental documents, energy efficiency planning, or other environmental tasks as assigned.

If you have any questions, please do not hesitate to call me at 530-284-1693.

Respectfully,

A handwritten signature in black ink, appearing to read "Crista Stewart". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke extending to the right.

Crista Stewart, Environmental Director
Greenville Rancheria



Greenville Rancheria Tribal Health Program

"A Community Clinic"

Red Bluff Clinic: 1425 Montgomery Road • Red Bluff, Ca 96080 • 530.528.8600 • Fax 530.528.8612

Greenville Clinic: PO Box 279 / 410 Main Street • Greenville, Ca 95947 • 530.284.6135 • Fax 530.284.7594

Kyle Self, Tribal Chairman
Greenville Rancheria
P.O. Box 279
410 Main Street
Greenville, CA 95947

Subject: Proposed Housing Acquisition

Dear Chairman Self:

The Greenville Rancheria Human Resource Department is pleased to receive word of the Tribe's intention of applying for a *2011 ICDBG grant for Land Acquisition with Affordable Housing*. It is our understanding that if the Tribe is successful in receiving this grant it would mean additional rental units located near work, social services, tribal services, etc., for the deserving Greenville Rancheria low income tribal members.

Please keep the Human Resource Department updated of the progress and eventual awarding of this housing acquisition grant. We look forward to the acquisition of affordable housing for the Tribe and it's low income tribal members. Affordable housing for tribal members translates into a stabilizing effect for the low income tribal member families. Affordable housing along with jobs, are two of the key elements in stabilizing a family so they may prosper in today's world. Situating the affordable housing in the Tribe's geographical service area may allow some low income tribal members that are out of the area to relocate nearer the Tribe's services and employment opportunities.

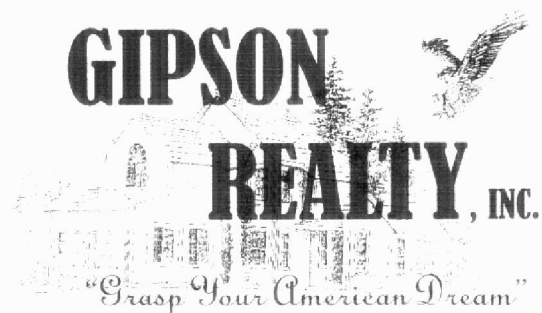
In addition if the low income members live closer to the Tribe's businesses (medical clinic(s), tribal administration, dental clinic(s) etc.) for which we are constantly recruiting employees, especially tribal members who receive employment tribal preference that makes our job much easier.

Therefore, the Human Resource Department is excited about this grant news and the potential to have an even larger pool of tribal members from which to draw in our pursuit to bring qualified tribal member's employment. In the meantime, if we can be of further assistance, please contact our office at 530-284-7990.

Sincerely,

A handwritten signature in black ink that reads "Marcia Murphy". The script is fluid and cursive, with the first name "Marcia" and last name "Murphy" clearly legible.

Human Resource Coordinator



June 3, 2011

Kyle Self, Tribal Chairman
Greenville Rancheria
P.O. Box 279
Greenville, CA 95947

RE: Housing Acquisition

Dear Mr. Self,

Gipson Realty, Inc is please to have assisted the Greenville Rancheria with successful real estate purchases in the past. The most recent land acquisition with our brokerage resulted in the Tribe building the property out with the development and a nice example of quality affordable grant funded housing now located within the city of Red Bluff, CA.


The Red Bluff real estate market has been and continues to be driven by an abundance of foreclosures that have literally drained most of the value from available properties for sale in the city of Red Bluff and the surrounding areas which are the service areas of Greenville Rancheria. It is definitely a buyers market and in most cases it is less expensive to purchase existing property then develop new homes. The private properties on the market now are typically for sale because they need to sell right away, which is not conducive to an extended escrow which the Tribe would need in order to utilize grant funds. Properties with multi homes, and multi-family projects that will work well for the Tribe's affordable housing needs cannot be delayed with a lengthy escrow. The current market, with an abundance of foreclosures, and bank owned property are most often financially distressed and do not have the luxury of holding off for any substantial amount of time to complete the sale of their property. However, the good news for the Tribe is that there is such an abundance of properties available for sale that this "buyers market" will not be exhausted any time in the next few years. By securing the grant funds first, the Tribe should get a better "bang for their buck."

In the past our real estate firm has worked well with Greenville Rancheria and has been able to negotiate good, sound real estate purchases that have fit the affordable housing needs of the Tribe. If you are able to obtain a grant approval in the coming 10 to 12 months, for the purchase of homes or multi family properties, I am certain we can once again find affordable, sound properties at an excellent price within your establish budget. At this time there are roughly 70 properties in our multiple listing system in the multi-unit category.

I have been a Realtor/Broker for over 21 years and have been in business for myself for 18 of those. During this time I have averaged 30-40 transactions yearly.

Good luck with obtaining the grant for affordable housing and receiving a positive response from HUD. If they would like to contact our office for further discussion of the real estate market in order to further their understanding of the current market, please direct them our way.

Sincerely,


Ben Gipson, Broker

660 Main Street, Red Bluff, California 96080
Bus. (530) 529-2300, Fax (530) 529-6922
Toll Free (877) 527-2300



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

Resolution No. 06-2009-233

RESOLUTION: Confirmation of Financial Management, Internal Control Policies, Procurement and Code of Conduct Policies.

WHEREAS, The Greenville Rancheria ("Tribe") is a federally recognized Indian Tribe and

WHEREAS, The Greenville Tribal Council ("Council") is the governing body of the Greenville Rancheria; and

WHEREAS, The Greenville Rancheria is eligible for all rights and privileges afforded to federally recognized Indian Tribes; and

WHEREAS, The Greenville Rancheria is obligated to the Greenville Rancheria tribal members to administer, manage, maintain, modernize, develop and provide affordable housing to the deserving low income Greenville Rancheria tribal members.

WHEREAS, The Greenville Rancheria has submitted and received an approved Indian Housing Block Grant for Fiscal Year 2008.

WHEREAS, The Council wishes to submit an application to the Department of Housing and Urban Development, Office of Native American Programs, Fy-2009 Application for the Native American Block Grant under the American Recovery and Reinvestment Act of 2009 ("ARRA") in the amount of \$2,000,000.00.

WHEREAS, This resolution certifies that the required policies have been previously adopted by the Greenville Rancheria these policies are the Financial Management and Internal Control Policies, Personnel Policies and Procedures, Procurement Policy and the Code of Conduct Policy.

NOW THEREFORE BE RESOLVED, That the adoption of this Resolution No. 06-2009-23.3 will serve to further certify that these are the policies by which the Greenville Rancheria will stand by and enforce.

BE IT FINALLY RESOLVED, That these policies are in accordance with 24 CFR Part 85 and 24 CFR 1003 requirements. The Tribe will comply with these established tribal policies in regards to all development and construction activity of the 7 unit home construction project.

CERTIFICATION

The foregoing resolution adopted by a vote of 5 for and 0 against, and 0 abstentions, at a duly called meeting of the Greenville Rancheria at which a quorum was present on the 23 day of June 2009.

ATTEST:



Kyle Self, Tribal Chairman

CERTIFIED BY:



Tribal Councilperson

GREENVILLE RANCHERIA HOUSING DEPARTMENT

CONFLICT OF INTEREST POLICY & CODE OF CONDUCT

Conflict of Interest

Per the Dept. of Housing and Urban Developments NAHASDA regulations at 24 CFR part 1000.30(b) No person who participates in the decision-making process or who gains inside information with regards to NAHASDA assisted activities may obtain a personal or financial interest or benefit from such activities except for the use of NAHASDA funds to pay salaries or other related administrative costs.

The conflict of interest provision does not apply in instances where a person who might otherwise be included under the conflict provision is low-income and is selected for assistance in accordance with the recipient's written policies for eligibility, admission and occupancy for families for housing assistance with IHBG funds, provided that there is no conflict of interest under applicable tribal or state law see 234 CFR 1000.30(c). The Greenville Rancheria must publicly disclose when a conflict of interest exists and report the conflict to HUD and disclose it to the public as required by the regulation.

A conflict of interest may occur when an employee of the Greenville Rancheria a member of the Greenville Rancheria Tribal Council, or an immediate relative of an employee or member of the Tribal council is selected to receive assistance through the Greenville Rancheria programs.

For the purposes of this policy, an immediate relative including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister or culturally adopted child or a person whose relationship with the employee or member of the Greenville Rancheria Tribe is substantially similar to any of these relationships.

Public Disclosure

The Greenville Rancheria, shall make public disclosure of the nature of the assistance to be provided and the specific basis for the selection of that person. The disclosure shall be in the form of a Notice of Potential Conflict of interest to be posted in a location accessible to the public. The Greenville Rancheria shall provide HUD with a copy of the disclosure before assistance is provided to that person.

Specifically the Greenville Rancheria, shall post the notice in the Tribal Administration building in a place available for review to any interested person. Public comments must be received at the Greenville Rancheria Tribal Office within thirty (30) calendar days of the initial date of the posting of the notice. When calculating a specific number of days,

the day of the beginning action (initial date of posting), and the day of the ending action (final posting date), shall be counted. All conflict of interest comments must be in a sealed envelope, addressed as follows: "Greenville Rancheria Conflict of Interest Comment". Comments that are received will be reviewed at the next regularly scheduled monthly Greenville Rancheria Housing/Tribal meeting. The Tribal Council will not consider any comments received after the end of this thirty-day comment period.

This Code of Conduct is established by the Greenville Rancheria and shall govern the performance of all officers, employees or agents of the Greenville Rancheria engaged in the award and administration of all procurement or contracts. For the purposes of this policy, the term "officer" shall include members of the Tribal Council.

Code of Conduct

No officer, employee or agent of Greenville Rancheria Tribe shall participate in the selection or in the award or administration of procurement or contract if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- A. The officer, employee or agent; and/or
- B. Any member of his or her immediate family; and/or
- C. His or her partner; and/or
- D. An organization which employs, or is about to employ any of the above, has a financial or other interest in the firm selected for award.

Gratuities

No officer, employee or agent of Greenville Rancheria Tribe shall either solicit or accept gratuities, favors or anything of monetary value from firms or contractors, potential firms or contractors, or parties to subcontracts.

An officer, employee or agent may accept a gift from a firm or contractor if such is unsolicited and of nominal value (not to exceed \$20.00). Acceptance of such gifts will be limited to items used as advertising by firms or contractors. Acceptance of any other gift shall constitute a violation of this Code. The Greenville Rancheria Tribe may receive such other gifts as offered by a firm or contractor, which if accepted will be retained by the housing authority in remembrance of a program or project.

Violations

Violation of this Code of Conduct shall be prosecuted as follows:

- A. Any violation of this Code of Conduct by an officer of the Greenville Rancheria Tribe shall be handled by the Greenville Rancheria Tribe. The Greenville Rancheria, will review the violation and take such action against the officer(s) involved as is allowable under the Policies and by-laws of the Greenville Rancheria, including possible removal from the

Tribal Council according to the terms of the policies and by-laws, in the event that the "officer" is a member of the Tribal Council.

- B. Any violation of this Code of Conduct by an employee of Greenville Rancheria Tribe will be handled in accordance with Greenville Rancheria Personnel Policy. Discipline, reprimand, suspension, or termination may result with respect to the seriousness of the violation.



Greenville Rancheria

P.O. Box 279 • 410 Main Street • Greenville, CA 95947 • 530.284-7990 • Fax 530.284-6612

NOTIFICATION OF POTENTIAL CONFLICT OF INTEREST

DATE: _____
TO: Southwest Office of Native American Programs
FROM: Greenville Rancheria
RE: _____

Per 24 CFR 1000.30 and the Code of Conduct Policy, this is to notify your office that the above-named individual will be provided assistance under the Greenville Rancheria Homeownership Opportunity Program. This person is related to the "decision making" process as follows:

____ GREENVILLE RANCHERIA Tribal Employees
____ GREENVILLE RANCHERIA Tribal Council Member
____ GREENVILLE TRIBAL CHAIRMAN

The nature of the assistance to be provided is as follows:

The aforementioned participant has fully complied with all Greenville Rancheria eligibility requirements and has been selected according to the selection preferences specified in the Greenville Rancheria _____.

Public notification of this selection is being done concurrently with this notice.

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	COST SUMMARY LAND ACQUIS.doc	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	IMPLEMENTATION 4125.doc	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	GIR LOGIC MODEL.xls	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	GIR RESOL APPL & APPROVAL.pdf	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	GIR RESOL LEVERG & OPERATIONS	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	GIR RESOL CODE CONDUCT & POLI	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	GIR PRJT DESCR & RATING FACTO	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	SUPPORT LETTER SOCIAL SERVICE	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	SUPPORT EPA.pdf	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	SUPPORT HR.pdf	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	SUPPORT REALTOR.pdf	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

2011 eLogic Model® Information Coversheet



Instructions

When completing this section there are "mandatory" fields that must be completed. These fields are highlighted in yellow. The required data must be entered correctly to complete an eLogic Model®. After completing all mandatory fields on the coversheet click on the "Check Errors" button at the top of this page. Applicant Legal Name must match box 8a in the SF-424 in your application. Enter the legal name by which you are incorporated and pay taxes. CCR Doing Business is new for 2010 eLogic Model®. Only complete this field if your registration at CCR includes an entry in Doing Business as: (dba). Enter the DUNS # as entered into box 8c of the SF-424 Application for Federal Assistance form. Enter the City where your organization is located, this information must match the SF-424 data in your application. Use the dropdown to enter the State where your organization is located, this information must match the SF-424 data in your application. This information must match the SF-424 data in your application. Enter the Grantee Contact Name and email address in the field provided. Enter the name of the person that completed the eLogic Model® and their email address in the field provided. When completing the Project Information Section, applicants except Indian Tribes must enter their Project Name, Project Location City/County/Parish, State, Project Type, and Construction Type. If there are multiple locations, enter the location where the majority of the work will be done. Indian tribes, including multi-state tribes, should enter the City or County associated with their business address location. For Indian Tribes, enter the state applicable to the business address of the Tribal entity.

Program Information

HUD Program	ICDBG
Program CFDA #	14.862
	Program Component

Grantee Information

Applicant Legal Name	Greenville Rancheria of Maidu Indians		
CCR Doing Business As Name			
DUNS Number	780230975	-	0000
City	Greenville		
State	California		
Zip Code	95047.00	-	
Grantee Contact Name	Grace Bush		
Grantee Contact email	bushconsulting@thegrid.net		
Logic Model Contact Name	Grace Bush		
Logic Model Contact email	bushconsulting@thegrid.net		

Project Information

Project Name	Land Acquisition with Affordable Housing		
Project Location City/County/Parish	Tehama County		
Project Location State			
Zip Code		-	
Project Type	Land Acquisition with Affordable Housing		
Construction Type			

Additional Information for Reporting (Leave Blank At the Time of Application)

Grants.gov Application Number	
HUD Award Number	
Logic Model Amendment Number	



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1	2	3	4			5	6			7	
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
2B	Indian Tribes and Alaskan Natives are in need of suitable living environments with decent housing, particularly for people with low to moderate incomes.	Housing-New Housing Construction-Rental-Rental units to be created Units	Units			Housing-Increase in available rental housing Units	Units			A. Tools for Measurement	
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Applicant Legal Name Greenville Rancheria of Maidu Indians

CCR Doing Business As Name 0

HUD Program

Program Component

Project Name

ICDBG

Land Acquisition with Affordable Housing

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1	2	3	4	Pre	Post	YTD	5	Pre	Post	YTD	7
Policy	Planning	Programming					Impact				Accountability
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
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											D. Frequency of Collection



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component Land Acquisition with Affordable Housing
 Project Name

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools		
1		2	3	4			5	6			7		
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability		
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 HUD Program ICDBG
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DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
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			#VALUE!				#VALUE!				
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											B. Where Data Maintained
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
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DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
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DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
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DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
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Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component Land Acquisition with Affordable Housing
 Project Name

Reporting Period
 Reporting Start Date
 Reporting End Date

DUNS No. 780230975 - 0000



2011

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools					
1		2		3		4		5		6		7				
Policy		Planning		Programming		Pre	Post	YTD	Impact		Pre	Post	YTD	Accountability		
		Indian Tribes and Alaskan Natives are in need of suitable living environments with decent housing, particularly for people with low to moderate incomes.			#VALUE!			Housing-Increase in available rental housing Units	Units							
2A					8										A. Tools for Measurement	
						#VALUE!				#VALUE!						
2B															Database	
						#VALUE!				#VALUE!						
							#VALUE!				#VALUE!			B. Where Data Maintained		
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			#VALUE!					#VALUE!			C. Source of Data					
				#VALUE!					#VALUE!			Waiting lists				
				#VALUE!				#VALUE!			D. Frequency of Collection					



Applicant Legal Name Greenville Rancheria of Maidu Indians
 CCR Doing Business As Name 0
 HUD Program ICDBG
 Program Component
 Project Name Land Acquisition with Affordable Housing

Reporting Period
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 Reporting End Date

DUNS No. 780230975 - 0000



HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
1		2	3	4			5	6			7
Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability
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Facsimile Transmittal

U. S. Department of Housing and Urban Development

OMB Number: 2525-0118
Expiration Date: 06/30/2011

1307052363-9812

Office of Department Grants
Management and Oversight

Name of Document Transmitting: Grant Submission

1. Applicant Information:

Legal Name: GREENVILLE RANCHERIA OF MAIDU INDIANS

Address:

Street1: P.O. Box 279

Street2: 410 Main Street

City: Greenville

County: Plumas

State: CA: California

Zip Code: 95947-2175

Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

Organizational DUNS: 7802309750000

CFDA No.: 14.862

Title: Indian Community Development Block Grant Program

Program Component:

3. Facsimile Contact Information:

Department:

Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Ms.

First Name: Grace

Middle Name:

Last Name: Bush

Suffix:

Phone Number: 530-596-4747

Fax Number: 530-596-4749

5. Email: bushconsulting@thegrid.net

6. What is your Transmittal? (Check one box per fax)

☐ a. Certification ☐ b. Document ☐ c. Match/Leverage Letter ☒ d. Other

7. How many pages (including cover) are being faxed?

1

Form HUD-96011 (10/12/2004)

R - manifest

Manifest for Grant Application # GRANT10898269

Grant Application XML file (total 1):

1. GrantApplication.xml. (size 23384 bytes)

Forms Included in Zip File(total 6):

1. Form SF424_2_1-V2.1.pdf (size 38878 bytes)
2. Form Attachments-V1.1.pdf (size 30181 bytes)
3. Form FaithBased_SurveyOnEEO-V1.2.pdf (size 32565 bytes)
4. Form HUD_FaxTransmittal-V1.1.pdf (size 28007 bytes)
5. Form SFLLL-V1.1.pdf (size 31104 bytes)
6. Form HUD_DisclosureUpdateReport-V1.1.pdf (size 36045 bytes)

Attachments Included in Zip File (total 11):

1. Attachments Attachments-ATT3-1236-GIR LOGIC MODEL.xls application/excel (size 2845696 bytes)
2. Attachments Attachments-ATT4-1237-GIR RESOL APPL & APPROVAL.pdf application/pdf (size 103300 bytes)
3. Attachments Attachments-ATT6-1239-GIR RESOL CODE CONDUCT & POLICY.pdf application/pdf (size 287372 bytes)
4. Attachments Attachments-ATT2-1235-IMPLEMENTATION 4125.doc application/msword (size 72192 bytes)
5. Attachments Attachments-ATT11-1244-SUPPORT REALTOR.pdf application/pdf (size 771246 bytes)
6. Attachments Attachments-ATT5-1238-GIR RESOL LEVERG & OPERATIONS.pdf application/pdf (size 95568 bytes)
7. Attachments Attachments-ATT8-1241-SUPPORT LETTER SOCIAL SERVICES.pdf application/pdf (size 489967 bytes)
8. Attachments Attachments-ATT1-1234-COST SUMMARY LAND ACQUIS.doc application/msword (size 53248 bytes)
9. Attachments Attachments-ATT7-1240-GIR PRJT DESCR & RATING FACTORS 1-5.docx null (size 96257 bytes)
10. Attachments Attachments-ATT10-1243-SUPPORT HR.pdf application/pdf (size 78442 bytes)
11. Attachments Attachments-ATT9-1242-SUPPORT EPA.pdf application/pdf (size 71248 bytes)